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**MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
JULY 16, 2026
5:00 PM**

Roll Call:

April Connolly, Candice De, Lina Lesmes, Jessica Forsyth, Andy Stabile, Ira Tane, Kelsey Withrow

Minutes:

Approval of the May 21, 2026, Planning Commission meeting minutes.

Public Comments:

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topicspecific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

- Agenda Item #1: **Planning File No. MAJ-25-0002:** A final review of the Major Site Plan Application for a proposed mixed-use development consisting of six (6) residential units and two (2) commercial units located at 121 E Main Street / Sixth Degree Town Homes. Applicant: Margaret Ziedin, representing Baseline 121 LLC.
- Agenda Item #2: **Work Session UDC-26-0002, Drive-through Facilities and Tavern Terminology:** A work session to discuss proposed amendments to Chapter 180 of the Code of Ordinances, concerning drive-through facilities and tavern terminology.
- Agenda Item #3: **Work Session UDC-26-0001, Landscaping and Revegetation Requirements:** A work session to discuss proposed amendments to Chapter 180 of the Code of Ordinances, concerning landscaping.

Staff and Commissioner Updates:

Adjourn:



RECORD OF PROCEEDINGS

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, May 21, 2026, at 5:00 P.M.**

Call to Order: Lina Lesmes, Chair, opened the meeting at 5:00 p.m.

Roll Call: Present: April Connolly, Lina Lesmes, Kelsey Withrow, Jessica Forsyth, Andy Stabile & Candice De arrived at 5:01 p.m.
Absent: Ira Tane

Minutes: Approval of the April 16, 2026, Planning Commission meeting minutes
The minutes were approved unanimously.

Public Comment (non-agenda items): There were no public comments.

Agenda Items:

1. Planning Commission to Elect Officers

MOTION MADE BY PLANNING COMMISSION MEMBER WITHROW TO APPOINT ANDY STABILE AS CHAIR AND CANDICE DE AS VICE-CHAIR. MOTION SECONDED BY PLANNING COMMISSION MEMBER FORSYTH. MOTION CARRIED UNANIMOUSLY.

2. Planning File No. MAJ-26-0002: A sketch plan review of the Major Site Plan application for a proposed residential development consisting of eight (8) new townhomes and one existing home to remain. Location: 40 and 42 Granite Street / Lots 6-12, Block 3, King Solomon Sub #2 Applicant: Ed Enck representing MACATR LLC, Shawna R Brooks, Angela D Burger, PRO PROPERTIES LLC (owners).

Emma Heth, Planner II, presented the staff report and explained the proposal to construct eight new townhomes and keep one existing house at 40 and 42 Granite Street. Heth noted that a minor site plan application was approved in 2024 to relocate the house at 40 Granite to the northwest corner of the site and demolish a detached garage to prepare for future development. The house at 42 Granite will be demolished as part of this application. The new units will be spread across 4 buildings.

Heth noted that Staff is encouraging the applicant to consider constructing a sidewalk along Granite Street as part of this project, according to the Granite Street plan. However, the applicant is not required to construct the sidewalk. Staff requested that the Commission comment on the building designs, roof pitches, tandem parking, snow storage, and access and if they have concerns.

COMMISSION QUESTIONS FOR STAFF:

- Commissioners asked about the roof pitches and design pitches and if they are viewed as each building or as a whole. Heth reviewed that each building is looked at individually but the Code is not clear on the specific amount of pitches needed.
- Commissioners asked about the parking and access. Heth replied that the tandem parking is in individual garages or in front of garages. Heth also mentioned that it would be up to Public Works if they would allow the four driveway accesses or if they would require them to be combined for shared access.
- Commissioners requested an elevation of all buildings in one image, including the already existing home. Heth replied that has not been submitted.
- Commissioners asked if the existing house would be residential. Heth replied yes.
- Commissioners asked about the bedrooms in the existing house. Heth replied that since it was separated with walls and a door it meets the definition of a bedroom through Planning.
- Commissioners asked about the common amenity space identified on the plan and if it was required. Heth replied that it is not required; the applicant is just providing it.
- Commissioners asked for further information regarding snow storage and requirements to be adjacent to parking area. Emma explained that the code does say it has to be adjacent to the area.
- Commissioners asked if the proposed development would impact the future Granite Street improvements. Heth replied no, parking in that plan is on the opposite side of the street.
- Commissioners asked about the County's access permit. Heth explained that the sidewalk out of Unit 4 would have to be redirected. The County does not allow a pedestrian connection if there is no pedestrian infrastructure in the ROW.
- Commissioners asked about landscaping. Heth referred landscaping questions to the applicant.
- Commissioners asked about the 30 foot driveway separation and Public Works waivers. Kent replied that the Commissioners can provide their input and Staff will distribute to Public Works.
- Commissioners asked about requiring a sidewalk. Heth replied that the Town Attorney weighed in on this question and there is not strong enough code language to require the applicant to make improvements that are outlined in the other town plans.
- Commissioners asked if the topic of providing affordable or workforce housing ever came up. Heth replied she was unsure of initial conversations.

The applicant, Ed Enck, of SDC, representing the property owners introduced Rhonda Campbell and Scott Campbell, presented and explained that the developer moved the existing house and added the duplex so they sit on the property closest to the single-family residence, aiding in the transition to townhomes being proposed closer to existing higher density.

Enck noted they made the courtyard larger as an amenity. Enck noted that they have had no negative feedback on this design layout from other projects they built with the same layouts and noted that they reduced the original access points off Granite Street to compromise with Public Works. Enck replied there is a modeling error and there are no bulk plane encroachments. Enck noted that the office space in the existing home is 49 sq. ft. Enck stated he heard the comments on snow storage and will address. Enck reviewed the architectural design overall concept and noted it is contemporary but gives a nod to the mining main street towns with the flat roofs and some pitched roofs and recognized the materials have proven successful throughout town.

COMMISSION QUESTIONS FOR APPLICANT:

- Commissioners asked the applicant if they considered affordable housing incentives. Enck replied that bonus density does not pencil out for a developer since a larger unit is more desirable and the affordable units cost more than you can sell them for.
- Commissioners asked if the roofs will sustain a hot tub. Enck replied yes.
- Commissioners asked if the sidewalks don't meet doors intentionally. Enck replied that was a drawing error, the sidewalks will meet doors.
- Commissioners asked why the applicant finds the structure meets the roof pitch requirements. Enck replied that the look comes from the old mining main street historical look and noted that the sloped roofs are the patio roofs to mimic the historical look. Enck acknowledged that they can add more pitched elements if the Commission wanted them.
- Commissioners asked for more information on the pedestrian flow throughout the development. Enck replied that every front door gets to the paved surface in the right-of-way and they have been working with Public Works on the Complete Street plan so it does not conflict. Enck stated that they want to ensure what they do is not dug up by the Town when Granite Street plans are further designed and implemented. Enck explained he wanted people to be able to access the common area courtyard.
- Commissioners asked about snow removal from the rooftop decks. Enck replied that most are semi-covered, it will be by hand and then they will throw snow off into designated snow storage areas.
- Commissioners asked who these are designed for. Rhonda Campbell replied they are typically selling units to people out of state and in the front range.
- Commissioners asked if there would be gas hook-ups. Enck replied yes but they can discuss all electric noting the hydronic heating would take a lot of electricity and people are also asking for air conditioning lately.
- Commissioners asked for verification on the structure being demolished. Campbell replied there are two kitchens in that structure.

Public Comment opened at 5:52 p.m.

PUBLIC COMMENTS:

Gail Culp, 46 Granite Street - Expressed concern with snow removal; primarily with all the driveways facing the alley and where will town's snow be stored on alley. Additionally, she requested information about the geothermal project and whether this new project can tie in.

Public Comment closed at 5:54 p.m.

COMMISSIONER DISCUSSION:

- Commissioners agreed they supported the overall design.
- Commissioners requested additional pitched roof elements to meet the intent of the Code.
- Commissioners agreed that there are concerns with snow storage that should need to be fine-tuned and shown to be functional.
- Commissioners agreed that they appreciated the concept of the courtyard but it could be more continuous.
- Commissioners noted that the applicant should add bollards or something similar to ensure the driveway corners do not naturally expand.

- Commissioners requested the applicant submit a schematic showing all structures at time of full site plan submittal.
- Commissioners requested the applicant do their best to provide pedestrian connections to make this corner feel safer than it is now.
- Commissioners noted they do not like the proximity of driveways to each other.
- Commissioners thanked the applicant for the transitional design between adjacent lots in the vicinity and for keeping track of the Granite Street complete streets project.
- Commissioners noted that the pedestrian walkways could be altered to improve mobility.
- Commissioners noted that the tandem spaces could align better and recommended the applicant adjust.
- Commissioners noted they wished the applicant was providing affordable housing.

3. Planning File No. TELECOM-25-0002: A Telecommunication Special Use Permit Application for the installation of a new telecommunication facility to be in place for up to two years. Location: 103 W Main Street / Public Right-of-Way Applicant: Ben Feldman, BMF Development LLC, representing AT&T and NHPF West Main LLC.

Commissioner Stabile informed the Commission that he did not take part in the application design and so was not recusing himself.

Kris Valdez, Principle Planner, presented the staff report noting that as part of the construction of 101 W Main Street, the existing rooftop AT&T facility must be removed. Additionally, to ensure service continuity during this period a temporary tower is proposed to be located in the public right-of-way and will be operational for a duration of up to two years. Valdez noted that the telecommunications facility ensures a reliable communication infrastructure for residents and visitors while maintaining critical services during redevelopment activities, such as emergency response.

COMMISSION QUESTIONS FOR STAFF:

- Commissioners asked about the barrier around it and if there would be signage on it. Valdez replied that there would be warning signage on the fencing.
- Commissioners asked how many parking spaces would be impacted. Valdez said four to five.
- Commissioners asked if there were alternate sites looked at. Valdez replied yes, there were several. One would have been within the wetland setback. Other town owned properties were reviewed but it would not provide adequate service for I-70 and the community.
- Commissioners asked about the W Main parking lot area. Valdez replied due to electrical service it could not go there.
- Commissioners noted they wanted to receive more information about the impact and location if this was placed within the wetland setback. Valdez referred to the applicant.
- Commissioners asked if the applicant is paying the Town to utilize the parking spaces in the ROW. Valdez replied she did not know.
- Commissioners asked for information on the brown box on the RF diagram. Valdez replied she did not know what it was.
- Commissioners asked if this would be shorter than the flagpole at 101 W Main St. Valdez replied yes.

The applicant, Ben Feldman, of BMF Development LLC, representing AT&T, introduced himself and explained this location stating that this is a hub for the small cell on Main Street light poles and so the temporary tower needs to be close to this building to keep the small cell equipment working in service.

Brett Ruby of The NHP Foundation reviewed locations that were looked at included Town Hall and every other empty lot that was owned by the Town in the area. Ruby noted they looked at the area along Creekside Drive but it was not feasible due to the infrastructure in that location.

COMMISSION QUESTIONS FOR APPLICANT:

- Commissioners asked for further information on the location looked at within the wetland setback. Ruby replied that it would be not just in the setback but extremely close to the wetlands.
- Commissioners asked about the pad of the platform. Feldman replied it was about 17' x 17' concrete blocks that go on a steel platform.
- Commissioners asked if there could be a lower level of service with a smaller impact in the wetland setback. Feldman replied that the Town wanted to keep service available on I-70 and if it was pushed back in the setback it would reduce coverage.
- Commissioners asked if there could be two smaller towers. Feldman replied that would be difficult and a higher expense. Ruby replied that the cost to an affordable project needs to be weighed in since NHP Foundation has a lease obligation to AT&T.
- Commissioners asked what the timeline was to install this. Feldman replied after they receive a building permit, it will be a day for a crane to get the platform installed and then a couple weeks to get all equipment up and connected.
- Commissioners asked if private property was looked at. Ruby replied no.
- Commissioners asked how this would be visibly screened and safety preserved. Feldman replied concrete barriers and reflectors would be added along with fencing for safety.
- Commissioners asked where they are at with a permanent site. Feldman replied they think it will go on the existing foundation when building is demolished and may be a tree appearance.
- Commissioners noted they would like to add a condition limiting this approval for two years.
- Commissioners asked if there was a payment to the Town. Feldman said the revocable license does have a payment but he does not know what it is.

Public Comment opened at 6:34 p.m.

PUBLIC COMMENTS: None

Public Comment opened at 6:34 p.m.

COMMISSIONER DISCUSSION:

- Commissioners had mixed opinions about whether this is the best location for this tower to go.
- Commissioners noted they do not like the overflow into the right-of-way and this is obtrusive.
- Commissioners noted that the encroachment of the existing building is already 15' into the wetland setback and could push the tower further into wetlands than the Commissioners would be comfortable with.
- Commissioners stated that they did not appreciate the timeline and the cost restraints of the project.
- Commissioners agreed they wanted to add a condition that this may not remain for more than two years.
- Commissioners asked the applicant when the permanent tower could be started. Ruby replied at least twelve months.
- Kent stated that the Commission should not take the cost of payment to the Town to use the right-of-use space is not in the Planning Commission purview.
- Valdez showed the alternative locations that were looked at.

MOTION:

With respect to File No. TELEC-25-0002, I Forsyth moved that the recommended findings set forth in the May 21, 2026, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for a Telecommunication Special Use Permit Application for the installation of a new telecommunication facility to be in place for up to two years, located at 103 W Main Street / Public Right-of-Way with an additional condition that it be installed for no more than two (2) years.

MOTION SECONDED BY PLANNING COMMISSIONER WITHROW

VOTE: FORSYTH - YEA, DE – YEA, WITHROW – YEA, CONNOLLY – YEA, STABILE - YEA

NOES: LESMES – NAH

MOTION: PASSED

- 4. Planning File No. UDC-26-0003:** A public hearing to consider amending Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code, by amending Table 5-1 and Amending Section 180-5.2.8, to permit residential uses in the Light Industrial District

Katie Kent, Community Development Director, reviewed the staff memo provided in the Commissioner's packet. Kent reviewed the background of the item along with proposed code changes noting that modifications made since the last Commission discussion on this topic included direction from Council to have a priority period for on-site employees, and then open the availability to those employed for a business within the community and to limit the size of unit(s) to no greater than the square footage of the ground floor. Kent requested the Commission provide feedback on the suggested 100% AMI used in proposed language. Kent noted that this is a formal recommendation to Town Council which will require a vote.

COMMISSIONER DISCUSSION:

Commissioners discussed the topics and provided the following overall feedback:

- Commissioners asked for clarification of whether Council wanted an income cap. Kent replied yes, they wanted a cap; however, a number was not discussed.
- Commissioners asked if priority for employee would be given every time a tenant moves out and if an employee was not interested it would then be noticed with the AMI and work restrictions. Kent replied yes.
- Commissioners asked if there was a timeline of how long a tenant could occupy the unit. Kent responded, not currently but this detail would be figured out after Commissioner's recommendation and Council's approval.
- Commissioners asked what would happen if a tenant that was employed by that business took a job elsewhere in Summit County. Kent said the unit would have to be offered to another employee and if an employee was not interested it would be opened to persons employed within the County.
- Commissioners discussed if people that were employed in the county would have to requalify with proof of employment and AMI every 12 months. Kent confirmed the SCHL would do the monitoring.
- Commissioners ask if the units could ever be sold. Kent said no.
- Commissioners asked about parking. Kent said they would need to meet affordable housing regulations.

- Commissioners asked if the Mixed-Use Parking Credit could be used. Kent said yes, it is allowed in Light Industrial as well.
- Commissioners asked if the covenant would be attached to a business. Kent said it would be identified by the address unit that would be given by Summit County GIS. The covenant would be recorded in the clerks office on the property.
- Commissioners asked if the units are owned by the business or leased. Kent said it depends on which unit you are looking at; some buildings rent spaces and some buildings are condominiumized with different owners.
- Commissioners recommended the term “submitted” should be changed to “the standard Town covenant shall be required and recorded” in the process.
- Commissioners agreed with Staff recommendation that employees should get first right of refusal.
- Commissioners asked for clarification on whether the AMI is the income level or the rental rate. Kent explained that all the Town covenants match the rental rate with income and there is no buffer currently.
- Commissioners discussed the proposed 100% AMI and supported a 20% buffer in income to adjust for the high rental rates.
- Commissioners had mixed feelings about whether the employer or owner of the business could be allowed to live in the unit.
- Commissioners questioned whether one unit would be allowed under the multi-unit dwelling use type, which is defined as three or more dwelling units. Commissioners instructed Staff to ensure future language allows for one or two units to be built.
- Commissioners inquired if there could be a restriction on how long someone could lease these units. Kent mentioned that a new housing law was adopted last year that limits the reasons a landlord could terminate or not renew a lease but will look into it more.

Public Comment opened at 7:36 p.m.

PUBLIC COMMENTS: None

Public Comment opened at 7:36 p.m.

MOTION:

Commissioner Forsyth made a motion to continue Planning File No. UDC-26-0003, a public hearing amending Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, to a date to be determined.

MOTION SECONDED BY PLANNING COMMISSIONER STABILE

VOTE: LESMES – YEA, FORSYTH - YEA, DE – YEA, WITHROW – YEA, CONNOLLY – YEA, STABILE - YEA

NOES: NONE

MOTION: PASSED

Staff and Commissioner Updates:

1. There will be a meeting on June 4, 2026, which will include two work sessions; one on drive-through locations and the other on landscaping modifications to the code.
2. There will be no meeting on June 18, 2026.

Adjournment:

There being no further business, Commissioner Withrow made a motion to adjourn, seconded by Commissioner Connelly, and it was unanimous. The meeting adjourned at 8:00 P.M.

Respectfully submitted,
Kimberly Jackson
Community Development Department



PLANNING COMMISSION STAFF REPORT

July 16, 2026

AGENDA ITEM: Planning File No. MAJ-25-0002: A final site plan review of a proposed mixed-use development consisting of six (6) residential units and two (2) commercial units

LOCATION: 121 E Main Street / Sixth Degree Town Homes

ZONING: Central Core (CC)

APPLICANT: Margaret Ziedin, SixthDegree

OWNER: Baseline 121 LLC
C/O Margaret Ziedin
2412 Patterson Road
Grand Junction, CO 81505

TOWN STAFF: Katie Kent, Community Development Director

PROJECT UPDATE AND DESCRIPTION

The applicant, Margaret Ziedin of SixthDegree, hereinafter referred to as the "Applicant," has submitted a final site plan review for a proposed mixed-use development consisting of six (6) residential units and two (2) commercial units. The application materials are included as Attachment 2 and are herein referred to as the "Application."

The Application proposes a mixed-use development in the Town's Central Core (CC) zone that integrates the existing commercial restaurant space with one (1) workforce residential unit, a new commercial space, and five (5) new market-rate units. The Application shows:

- Five (5) market-rate units
 - Each unit has two (2) bedrooms and two assigned parking spaces
- ~1,023 sq. ft. new commercial space
- Retaining the existing structure containing a restaurant and a four-bedroom workforce housing unit

The parking spaces are provided within a ground-level structure accessed off Galena Alley, and the proposal includes using parking lifts.

BACKGROUND

The subject property, hereinafter referred to as the "Property," is a 0.281-acre developed site located at 121 E. Main Street. The Property previously consisted of two (2) lots from the King Solomon Addition Subdivision and the west half of the vacated North 2nd Avenue, with a total lot area of 0.28 acres. The subject property fronts East Main Street and abuts Galena Street Alley on the rear. The property contains an existing building that houses a restaurant on the ground floor and a 4-bedroom apartment on the second floor. According to the Frisco Historic Resource Survey, the building, originally constructed in 1908, was converted from a residence to a café in the late 1960s. The survey gives an overview of the building's historical significance:



"This building is significant for its position as residence turned commercial building that has developed along with the growth of the original Frisco townsite. The original log construction was a typical type of building seen in early Frisco where locally available materials predominated. Main Street in Frisco remained a mixed-use area, with both residential and commercial operations side by side. In 1968, when it was converted to a café, the broader trend was one of shifting residential development to adjacent streets and focusing Main Street on commercial uses."

The adjacent uses are the mixed-use development at 111 East Main to the west and the Loaf and Jug gas station and convenience store to the east. To the north of the site, across Galena Street Alley, is the Estates on Galena townhome development. The Frisco Historic Park and Museum is located across East Main Street to the south.

In May 2024, the Town of Frisco purchased a Restrictive Covenant from Baseline Capital Investment LLLP for a residential condo unit through the Town's Housing Helps program. The "Live-Work" restrictive covenant limits residency in the second-floor unit to occupants who work for a business operating within one mile of the Ten Mile Basin in Summit County and who work an average of at least 30 hours per week annually. The covenant does not restrict occupant income nor limit capital improvements made to the unit. The Town Attorney has determined from the plat notes on the condominium plat map named "*Sixth Degree Town Homes*" dated June 7, 2024, that the Applicant is allowed to have a total of six (6) residential units on the Property, along with two (2) commercial units, without requiring any additional housing covenants. The plat note is shown below:

4. This plat and map are part of the Declaration for SIXTH DEGREE TOWN HOMES recorded

June 7th 2024 at Reception No. _____. As provided in Article 8 of the Declaration, Declarant reserves the right to develop five (5) additional Residential Units, 1 additional Commercial Unit, Common Elements and Limited Common Elements on the Expansion Area. The Development Rights may be exercised in whatever order of development the Declarant determines in its sole discretion. Declarant is not obligated to expand the Community beyond the Units created by this Map, but may expand the Community to include a maximum of six (6) Residential Units and 2 Commercial Units. The consent of Owners or their lenders will not be required for any such expansion.

Based on this plat note, the Property is allowed to develop all the density shown in the Application.

A few prior sketch plan applications were reviewed for this project; the most recent was heard on February 19, 2026. The Planning Commissioners provided the following comments at that time:

- Commissioners agreed that the applicant made a lot of progress since the last sketch plan and thanked them for continuing to work with staff.
- Commissioners agreed that the parking lifts seem difficult for maintenance, operating and turning radius.
- Commissioners noted they would like the local unit to not be a parking lift.
- Commissioners noted the tandem parking is difficult but does appear to meet the code if turning radius shows to be adequate when reviewed by the Town Engineer.
- Commissioners agreed the design is compatible and they did a nice job picking up on some of the existing structure details and incorporating them into the new structure.
- Commissioners noted the community space would be more ideal on the west side but there is still a community space no matter where the bench is located.
- Commissioners had differing opinions on whether the lifts would be utilized and maintained and noted that maybe the owner considers the units shouldn't be short term rented since they will be confused with the parking lifts.
- Commissioners noted if solar panels are on the plans at full site plan but then the applicant does not intend to add solar panels they should have to come back before the Commissioners with a modification to the final site plan.
- Commissioners noted they would like to see signage for the bike rack indicating that it is for public use.
- Commissioners agreed the roof pitches are fine and contain a reasonable mix.
- Commissioners want to see more on the utilities above the parking lifts at time of full site plan review.
- Commissioners noted that snow storage is functional and will work but encouraged the applicant to have as much as possible.
- Commissioners appreciated getting more retail space on Main Street.
- Commissioners noted they wanted a covenant or similar guarantee the parking lifts are always operational and functioning.
- Commissioners expressed frustration with the plat note that was approved.

The submitted application narrative addresses each of the above comments from the sketch plan materials, and how the application materials reflect comments made in February 2026.

MAJOR SITE PLAN REVIEW

A Major Site Plan application requires Planning Commission review and discussion. The proposal is reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC). The Planning Commission shall review the major site plan application and approve, approve with conditions, or deny the major site plan in accordance with Section 180-2.3.7 and the approval criteria in Subsection 180-2.5.2.E.

ANALYSIS – FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan apply to the review of the Application:

Vision and Guiding Principles (excerpts)

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time. The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.

Guiding Principle 1: Inclusive Community

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

1.3: Preserve and enhance the Town's historic resources

- 1.3A *Expand protections for Frisco's historic resources and develop a variety of tools in order to support historic preservation at the local level.*
- 1.3B *Expand access to, and awareness of, educational and financial resources (e.g., grants, tax credits) available at the state and federal level to support historic preservation.*
- **1.3C *Encourage the adaptive reuse of historic structures and keeping buildings in place.***
- 1.3D *Continue to educate residents and visitors through the historic park and museum, programming, and events.*

1.4: Reinforce Main Street as the heart of the Community, from the lake to the mountains

- 1.4A *Support the creation of an attractive community entrance along West Main Street to create a gateway that is inviting to visitors, highlights the Tenmile Creek, and is an extension of the history and vision of Frisco.*
- **1.4B *Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.***
- **1.4C *Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing may be located above the ground floor along Main Street, to help support the vitality of downtown.***
- 1.4D *Preserve Frisco's historic street grid to retain the character and walkability of the town core.*
- **1.4E *Design and orient buildings to maintain historic development patterns along public rights of way.***

Guiding Principle 2: Thriving Economy

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a healthy small business community that attracts residents and visitors.

2.1: Maintain a diverse and strong economy

- *2.1A Continue to attract and retain businesses that support and enhance Frisco's tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.*
- **2.1B Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.**
- **2.1C As development and infill occurs, ensure that the Town's overall mix of land uses remains aligned with community goals.**
- *2.1D Participate in regional and state economic development efforts that support a diverse economy.*
- *2.1E Support the creation of home-based businesses and remote workers.*

The Application aligns with several key principles of the 2019 Frisco Community Plan, particularly concerning historic preservation, maintaining Main Street's character, and supporting the local economy. Below is an analysis of how the proposal addresses these objectives:

- **Adaptive Reuse of Historic Structures:**
 - The Application retains the historic log cabin and restaurant, which corresponds with Principle 1.3C by preserving these significant structures.
 - The ongoing presence of historic elements might contribute to community awareness and engagement in historic preservation.
- **Maintaining Main Street's Identity:**
 - By preserving existing structures and integrating new development in the CC District, the Application supports Principle 1.4B, ensuring that new infill complements the scale and character of surrounding buildings.
- **Housing Diversity and Inclusivity:**
 - The Application includes one workforce residential unit, maintaining a mix of housing options, which aligns with Principle 1.4C, encouraging residential units above ground-floor commercial spaces.
 - The retention of the existing four-bedroom unit supports workforce housing, contributing to Principle 2.1B, which emphasizes the balance of housing options for businesses, employees, and residents.
- **Parking and Mobility Enhancements:**
 - The proposed parking improvements, including the elevator system, align with Principle 1.4D, promoting walkability and accessibility within the Town's core.
 - The inclusion of bike storage (both enclosed and unenclosed) enhances alternative transportation options, supporting the Town's commitment to a well-connected and accessible Community.
- **Economic Strength and Sustainability:**
 - The Application reinforces Principle 2.1C, ensuring that Frisco maintains a balanced mix of land uses that align with community goals.
 - By retaining and integrating commercial spaces, the Application supports local businesses and economic sustainability in accordance with Principle 2.1A. It aims to attract and retain businesses that contribute to tourism and economic diversity.

Overall, the Application reflects considerations for sustainable growth, historic preservation, and economic development in Frisco. By integrating new residential units with commercial space and infrastructure enhancements, the Application would contribute to the long-term objectives of housing diversity, pedestrian-friendly design, and economic resilience.

ANALYSIS – CENTRAL CORE [§180-3.11]

The requirements of the Central Core (CC) District are applicable to the review of the Application as follows:

Purpose: The purpose of the CC District is as follows:

“To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.”

Minimum Lot Area: The CC District has a minimum lot area of 3,500. The total lot area in the Application is 12,254 square feet or 0.281 acres. The Application meets this standard.

Minimum Lot Frontage: There is no minimum lot frontage in the CC District.

Minimum Open Space: The CC District does not have an open space standard requirement.

Maximum Lot Coverage: There is no maximum lot coverage in the CC District for multi-unit developments.

Setbacks: Pursuant to §180-9, Definitions, Frisco Town Code:

“Lot Line, Front – The property line separating a lot from the street except, where a lot is bordered by more than one (1) street, the property owner shall determine which side of the lot having street frontage is to be considered the front for setback purposes. Each lot proposed for development shall have at least one (1) property line designated as the front lot line.”

The Property has two street frontages. Access is available from Main Street and Galena Street Alley. The application materials identify the south property line (along Main Street) as the front lot line. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, does not encroach into the setback. Staff recommends this as a condition of approval.

The minimum required setbacks and proposed setbacks for this Application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	3 feet	3 feet
Side Yard (West)	0 feet	~1 foot
Side Yard (East)	0 feet	~2.75 feet
Rear Yard	0 feet	~1 foot

The application meets this standard.

Maximum Building Height: The maximum building height is 35 feet for a flat roof and 40 feet for a pitched roof in the CC district. The building elevations provided in the Application show a maximum height of 40 feet for all ridge lines that are defined as pitched and a maximum building height of 35 feet for all ridge lines that are defined as flat. The Application has updated the height table to reflect the requirements outlined in the sketch plan staff report.

The Town Code defines a flat roof as:

Roof, Flat. A roof having a slope of 2:12 or less.

Per the Code, Building Height is defined as,

“Building Height. The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions. The building height is thus measured parallel to the existing grade in any direction as depicted in Figure 9-A. Where a building utilizes multiple roof styles or pitches, the highest point of each type of roof or parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district.”

The application meets this standard. A height ILC will be required during construction to ensure that the structure complies with height requirements. Staff recommends this as a condition of approval.

Ceiling Height: Per Article, 180- 3.17.8.A.1 of the Code:

“In the Central Core District. For properties located between Main Street and Galena Alley and for properties located between Main Street and Granite Alley, the ground floor ceiling height for all uses shall be a minimum of ten feet in height.”

The application materials show ground floor ceiling height of at least 10 feet, meeting the requirement.

District Standards: For properties with frontage on Main Street, on-site parking shall be located at the rear of the property (see §180-3.11.2.B.1.). All required parking is provided at the rear of the property, meeting this requirement.

Stepbacks: Structures in the CC District shall have a 10-foot minimum setback for the third and above floors of street-facing wall facades. Railings and up to 2 feet of roof overhangs are allowed encroachments per §180-3.17.11. The setback is defined as (§180-9.3) *“The horizontal distance that an upper portion of a building facade is set back from the face of the building’s lower portion.”*

The structure complies with the setback requirements.

Density: Maximum density in the CC District is 16 dwelling units per acre. With a developable lot size of 0.28 acres, the maximum allowed residential density is 4.48 units, which pursuant to the UDC is rounded to four (4) dwelling units. The Application is proposing five (5) new residential units in addition to the one (1) workforce housing unit. The existing workforce residential unit is located above the restaurant space and is subject to a Housing Helps covenant. When the

covenant was established and the Property was platted, two parking spaces were designated for the four-bedroom unit, reflecting the requirements for the workforce unit at that time. Although the Housing Helps covenant does not typically provide for additional units through bonus density, as stated above, the Town Attorney has determined that, for this Application, the existing unit qualifies as a workforce unit. This status permits the addition of another unit through bonus density provisions. While the unit does not meet the definition of affordable housing under the 2019 Housing covenant, it is considered exempt from density limitations. The total proposed density for the project is six (6) residential units and two (2) commercial units. The Application meets the permitted density standard due to the Property having been designated additional units of density through the platting process.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Central Core District, a variety of commercial and residential uses are permitted including multi-unit dwellings, retail, and restaurants, bars, and taverns. The application meets this standard.

Residential Uses in Central Core and Mixed Use Districts (§180-5.2.8): In the Central Core District, for properties located between Main Street and Galena Alley, residential uses and uses accessory to residential uses are prohibited on the ground floor. At a prior sketch plan review, the Planning Commission determined that residential parking would be allowed.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Drainage Plan (§180-6.6): The Town Engineer reviewed the drainage plan submittal and provided comments to the applicant. The submittals were found to be in general conformance with Town standards, but remaining comments shall be addressed by the applicant prior to issuance of a building permit. Remaining comments with regards to drainage are primarily to clean up plan sheets to remove inconsistencies. Staff recommends this as a condition of approval.

Access (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts the Town right-of-way (ROW), the location and design of access points to the road must be approved by the Frisco Town Engineer. Chapter 155 states:

Width of Driveways – Driveway width shall be as set forth below and is measured within Town ROW from the ROW line to the edge of pavement, with an allowable three (3) foot angled or radial taper. All access and drive aisles are also subject to minimum widths as specified by the local fire authority

f. Single Family Homes	g. 9 foot Minimum	h. 20 foot Maximum
i. Duplexes or Multi-Units	j. 9 foot Minimum	k. 20 foot Maximum
l. Commercial/Business	m. 12 foot (One-Way)	n. 24 foot (Two-Way)

The Application proposes one driveway into the site off Galena Street Alley. The driveway is 12 feet wide and complies with the Town requirements. Whereas access to parking on the Property is off Galena Street Alley, the Applicant proposes modifications to the Property's existing access to the east off Main Street, which includes the Loaf & Jug and associated gas tanks. The Applicant proposes to reduce the existing driveway width so that it is no longer on the Property. The Town

and the Applicant have found no record of any easements allowing the property to the east to use the Property to access their lot.

A waiver application to exceed the parking garage maximum 4% slope was submitted and is supported by the Town Engineer and Public Works as presented in the application.

With regards to the existing driveway access off Main Street, the applicant is proposing to modify the width which will not accommodate truck turning movements in both directions. To resolve these issues, the applicant has proposed to convert the west Loaf 'N Jug driveway to a one-way driveway. As noted in the Engineering comments, signage and striping changes for the Loaf N' Jug driveway shall be installed by the applicant and comply with Manual on Uniform Traffic Control Devices (MUTCD) to modify the access to one-way traffic.

The applicant will be required to address all outstanding comments as outlined in the Town Engineer memo(s) prior to issuance of a building permit to meet the requirements and design standards of the UDC and Chapter 155. Staff recommends this as a condition of approval.

Traffic Study (§180-6.12): Frisco Town Code requires that a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for this application. A traffic study has been submitted and reviewed for this project. The project is anticipated to generate a total of 109 anticipated vehicle-trips per weekday. The traffic study was reviewed by the Public Works Department and the Town Engineer who had no concerns.

Non-vehicular Access Requirements (§180-6.11.2): The non-vehicular access requirements promote the use of non-vehicular modes of transportation by connecting non-vehicular pathways throughout the Town. All site plans must show non-vehicular access in accordance with Chapter 155, Minimum Street Design and Access Criteria and the Frisco Trails Master Plan. All mixed-use developments must provide safe and convenient non-vehicular access to a public street or road year-round. Developments must integrate pedestrian ways, trails, and/or bicycle paths with existing and planned facilities on adjacent properties.

The Town Engineer and Public Works Director reviewed the proposed non-vehicular access for compliance with Chapter 155 and the Downtown Complete Streets Plan. The Application demonstrates pedestrian access along Main Street. The Staff finds that non-vehicular access via the driveway is sufficient. The application meets this standard.

On-Premise Parking Requirements (§180-6.13.3. D): One (1) parking space is required per bedroom with a maximum of four (4) parking spaces per unit. One (1) visitor parking space is required for every five (5) units. All required accessible parking spaces shall not count towards any required visitor parking space requirements.

The following is a parking analysis:

Use Type	Parking Standard	Bedrooms/ Units	Required Spaces	Spaces Provided
Residential	1 per bedroom Maximum of 4 spaces per unit	Five 2-bedroom units	10	10
Workforce	1 per bedroom Maximum of 4 spaces per unit	One 4-bedroom unit	2	2
Visitor Parking	1 per five units		1	1

ADA Parking - accessible parking spaces and electric vehicle charging stations shall be included in the calculation for required parking spaces	1 space		1	1
Total Required			14	14

At the last sketch plan meeting, Commissioners requested that parking spaces for the existing residential unit do not have a lift system. The application materials do not show a lift system for the existing unit's parking.

Staff requested assistance from the Town Attorney to determine if the proposed parking spaces meet the minimum dimensions as required by the Code. The parking spaces are drawn in size to meet the minimum size requirement of 9'x18.5'. Staff was unsure if the parking lift system proposed in four of the spaces (the Application shows the platform is 8 feet wide, a length of 14'-9", and a vertical height between the platforms ranging from 5 feet to 6'-8 ¾") needed to comply with the minimum size and vertical clearance, or just the parking space itself. Specific information was included in the Application, and more information is available on the company's website at <https://www.hardingaps.com/whr-parklift-411>.

The Town Attorney determined that the proposed parking lift system within the parking spaces, as designed, complies with the Town Code requirements listed under Section 180-6.13.6.

At the last sketch plan meeting, Commissioners asked the applicant to provide further information as to the maintenance, operation, and long-term reliability of the lifts, requesting a covenant to ensure lifts be utilized. The application narrative submitted addresses this concern by stating:

With some redesign, we reduced the number of parking lifts to TWO, while still accommodating secure bicycle storage. The association documents will identify ownership and maintenance responsibility for the lifts for the life of the project within the project declarations.

Per the parking life manufacturer Harding Auto Park Systems and attached PDF

- 1. This life of these units – with proper annual maintenance these units can last over 20 years in service.*
- 2. The Maintenance – we recommend annual maintenance which includes inspecting the entire units and servicing them.*
- 3. The Ease of Operation – the units have a key operated system along with a emergency stop button for safety. We have all types of end users operating our systems across the United States daily. We have over 250,000 of the Parklift units in operation each day at hotels, multifamily units, apartments, condominiums, senior retirement centers, all types of offices, transportation hubs, private homes and many more applications. Please see the attached image of the pendant for operating the lifts which are left of the vehicle.*

Retail, restaurants, bars, and taverns along Main Street are not required to provide on-site parking. The application materials show compliance with the parking requirements of the Town Code.

Tandem Parking (§180-6.13.6): For multifamily residential projects, two (2) stacked (tandem) spaces may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. *That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. *That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. *That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. *That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The required parking is being provided by car lifts. The Application features two vertically stacked tandem spaces in the garage. The Planning Commission must determine if the tandem spaces in each of the garages meet the intent of the parking regulations.

Parking Design (§180-6.13.6.C.):

A backup space shall be provided for the end space in dead end lots. Said backup space shall be sized to allow for a safe backing movement, and provide a minimum depth of five feet for the width of the aisle. Backup space shall be considered part of the parking lot.

The parking design standards require a backup space of at least 5 feet at the end of the parking area. The Application is in compliance with this standard.

Electric Vehicle Charging Stations: Chapter 65 of the Code of Ordinances of the Town of Frisco concerning Building Construction and Housing Standards, Section C405.10.1, references electric vehicle charging stations for new construction. The Application will be reviewed at the time of building permit submittal for compliance with EV charging station requirements.

Accessible Parking (§180-6.13.3.H): All facilities, including commercial, mixed-use, and multifamily projects with seven (7) or more attached units, must provide accessible parking. The Application is mixed-use, so the Applicant is required to provide one (1) ADA parking space, which is provided on-site but is not part of the parking lift system. The Application is in compliance with this standard.

Bicycle Parking (§180-6.13.4): All multifamily residential developments must provide both enclosed, secure bicycle parking and outdoor bicycle parking facilities. Dwelling units with a private garage are not required to provide enclosed, secure bicycle parking. The requirement is to provide not less than 20 percent of the total number of parking spaces required for the project, with a minimum of five bicycle spaces. The Application shows eight (8) outdoor bicycle parking spaces. The indoor bicycle parking spaces are shown in the garage. The applicant has provided further information in their submitted application materials stating that:

Five individual storage units have been provided in the parking garage to be assigned to each unit to allow for bike storage. Three of the five storage areas are striped/no

parking areas to allow access to the units for bike storage. The remaining two storage units are intended to be assigned to the immediate adjacent parking stalls to ensure access as needed. The storage units adjacent to the parking lifts are not intended for bike storage so there should be no conflict with the parking lifts and bike/equipment storage.

The Application is in compliance with this standard.

Snow Storage Areas (§180-6.13.7): Snow storage must be provided on premises in the amount of twenty-five percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. The applicant must demonstrate that snow removal operations for upper floor decks will not impact adjacent property. Snow storage areas must be located lengthwise adjacent to the applicable area, with a minimum of 8 feet in width.

The Application shows 1,000 square feet of hardscape area and uncovered decks on the property. The standard requires 250 square feet of snow storage. The Application shows 633 square feet of snow storage. The application materials show snow storage in sufficient quantities for all uncovered decks, patios, and paving. The application meets this standard.

Outdoor Lighting (§180-6.16): Outdoor lighting installed for new structures shall be full-cut-off fixtures and positioned so that there is no direct light emission onto adjacent properties. The Applicant has provided lighting specifications, which demonstrates that the proposed lighting will meet the Code.

180-6.16.8: Lighting Plan. Applications for large projects (as defined in Chapter 180, Article IX) shall submit for approval by Planning Commission a preliminary lighting plan.

The Applicant should be aware that new lighting standards have been adopted by the Town. However, the Applicant falls under the regulations in effect when the application was submitted in 2025. Staff strongly suggest they demonstrate full compliance with the new lighting standards to avoid having to come into compliance within ten years. The application complies with the Town Code lighting standards.

Landscaping and Revegetation (§180-6.14): The Application is subject to the landscaping requirements for mixed-use development. In mixed-use developments, for every 1,000 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet of project lot area or fraction thereof. With a lot size of 12,254 square feet, 12 trees and 8 shrubs are required. Mixed-use projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required as outlined in Section 180-6.14.4, Required Vegetation.

The Application shows a total of 11 trees and 17 shrubs being identified on the landscape plan. One planter box of a minimum of five (5) sq. ft. is proposed to substitute for the one additional tree required. The Town would support a further reduction of trees and increase of planter boxes to support wildland urban interface requirements. If the applicant chooses to modify the landscaping plan during construction, they may submit a revised landscape plan to Planning to be reviewed for compliance with Town Code.

The application materials show compliance with the requirements of the landscaping code.

Refuse Management (§180-6.17): All commercial, mixed-use, and multifamily residential development projects containing five (5) or more units shall utilize a trash enclosure for the collection and storage of refuse and recyclable materials. Per the Code, *"Dumpster enclosures shall provide space for the collection and storage of recyclable materials, including compost, in an amount equal to the space provided for the collection and storage of trash materials, and shall meet the following standards:*

- A. *Equal space for refuse, recycling, and compost collection must be accommodated within the dumpster enclosure in an amount determined to be acceptable by the waste collection provider, based upon the size and use of the development.*
- B. *Storage and collection containers shall be clearly labeled or identified to indicate the type of materials accepted."*

The Application shows a trash enclosure and areas for recycling within the parking garage. The Application includes a letter from Waste Management confirming they will provide service and that access to the proposed refuse enclosure is feasible. However, this letter was dated October 30, 2024 and had a direct access from the alley to a garage door with the dumpster at that time. Since October 2024, the layout has changed and staff recommends a special condition that prior to submittal of a building permit, the applicant submits an updated letter from a waste management company confirming the proposed new access is feasible for service.

Signs (§180-6.19): Signage is not reviewed as part of the Major Site Plan application. A separate sign permit will be required to review any proposed signage.

Non-Residential Development Standards (§180-6.21): The purpose of the nonresidential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character. Mixed-use development must comply with the non-residential development standards. Attachment 1 provides a comparison of the building design viewed at the last sketch plan review with the current submittal.

A. Compatibility with Neighborhood Character (§180-6.21.3.A): Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards in this section. Compatibility of development on Main Street shall be determined based on proper consideration of the above stated features of nearby properties on Main Street rather than properties on other streets.

The Application appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. The Application includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco, while incorporating the existing cabin. The Town recognizes that the applicant is preserving the existing structure onsite even though not required. As noted in the Town's Historic Survey Report:

Historical Background: According to information provided by the Frisco Historic Park, the original log cabin was the home of the Deberry and Gorsuch families. The Deberry family arrived early in the history of the Blue River basin. The family appears in the 1880 Federal Census in Platte Missouri. Thomas J. Deberry (b.1842) was a farmer married to Angeline Deberry (listed as "Jail A." born 1855, died 1935). They had three children: Mary Angeline (b. 1876), Archie (b. 1877) and Ellen

(b.1880). Angeline appears in the 1885 Colorado State Census in Summit County, widowed with three children, where Ellen was listed as Alice, she was working as a washerwoman. In the 1900 Federal Census she was living in Breckenridge with John Archibald who is 23 and working in the mines. Ellen and another daughter Eihel (Ethel?) born in Colorado in 1889, are also listed at the Breckenridge residence. In 1910 Archibald (John) Deberry owns his own home on Galena Street in Frisco. He was married to Hattie W. K. Lund with one son Beryl Archibald (born 1913). The Gorsuch family does not appear in Frisco during this period. An early Gorsuch was listed in the 1880 Census, but a possible relationship is not clear.

The cabin was converted to a café in 1968, the owner at that time is unknown. The next record available indicates that Fred & Leilani Beyette sold the property to 1800 Wilshire Partnership in 1982. The property sold again in 1985 to Giles Paulson. He in turn sold the property to Lori A. Sakiewicz in 1999.

Statement of Significance: This building is significant for its position as residence turned commercial building that has developed along with the growth of the original Frisco townsite. The original log construction was a typical type of building seen in early Frisco where locally available materials predominated. Main Street in Frisco remained a mixed-use area, with both residential and commercial operations side by side. In 1968, when it was converted to a café, the broader trend was one of shifting residential development to adjacent streets and focusing Main Street on commercial uses.

As noted in the application narrative:

The design intent continues to emphasize compatibility with the surrounding downtown context and the retained historic structure. Since the Sketch Plan review, refinements have focused on architectural compatibility, roof articulation, parking functionality, utility coordination, and clarification of community space and operational commitments.

B. Façade Standards (§180-6.21.3. B):

All building elevations must employ varied articulation of wall surfaces. Each street-facing facade shall include one or more deep eaves or overhangs, at least 24 inches in depth. The application materials show overhangs over the new structure and the application materials maintain the eaves and overhangs of the existing structure. The application complies with this standard.



Each street-facing façade or 75-foot portion of a street-facing façade must use at least 4 of the following:

- Balconies, porches, or patios;
- Building elements that provide shelter from natural elements;
- Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
- A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
- Variation in roof planes or roof forms, including dormers or gables;
- Variation in window sizes and shapes; or
- Prominent building entrance features.

Building walls and eaves cannot exceed 27 feet in the same geometric plane. Walls that exceed 54 feet in total building façade length must change plane by at least 4 feet in depth for a minimum length of 6 feet.

All four elevations provide balconies, architectural features that add a variety of depths to the wall plane, a change in material, some variation in roof form, and a variety of window sizes. The street-facing facades provide building elements that provide shelter from natural elements. The south elevation contains a prominent entrance feature at the main entrance to the retail space. The proposed structure contains a variety of building elements including parapets, partially covered decks and patios, offsets in geometric plane, varied materials, covered entrances, and variations in the roof form. The application meets the standard for building elements.

3. Entrances

- a. For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.*

The Application has a gross floor area of 11,947 square feet, so this standard does not apply.

D. Roof Standards (§180-6.21.3.D): The intent of the Roof Standards is to ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements.

Flat roofs must be augmented with pitched roof elements. Pitched roof elements must vary by a minimum of two feet in elevation and have a minimum pitch of 4/12. Ridgelines must change elevation by at least two feet for each 27 feet of building length. Roof lines must be designed to not deposit snow onto required parking, sidewalks, stairways, decks, balconies, or entryways. Metal roofs must be standing seam, low-gloss finish, or capable of weathering to a dull finish. Rooftop mechanical equipment must be screened in a manner that is compatible with and similar to the colors and materials of the building or roof.

The application materials show a flat roof design with pitched roof elements. The pitched roof elevations vary by at least two feet and have a 4/12 pitch. The proposed metal material is standing seam and non-reflective. The applicant has stated that there will not be new rooftop mechanical equipment added and that the existing mechanical equipment will be screened with the parapet. The application meets these standards.

E. Building Material Standards (§180-6.21.3.E): Building materials must be predominantly natural. Steel is allowed as an accent material, with a matte finish or a finish proven to fade and

not be reflective. Tinted, colored, or opaque glass may be approved when demonstrated to be compatible with the purpose of this section.

The application is proposing the same materials that were presented, and supported, at the last sketch plan meeting. A variety of horizontal specialty wood product siding, metal siding, and a stone veneer. The metal siding is proposed as an accent material. The application meets this standard.

F. Building Colors (§180-6.21.3.F): No primary color of the building may exceed a chroma of 4 on the Munsell Color Chart. Colors that exceed a chroma of 4, but do not exceed a chroma of 8, can be used as accents.

Application materials show the same colors proposed as was presented at sketch plan with one change that material 4, 1x4 T&G horizontal siding has changed from “New Age Rhino” to “New Age Barnum” which is still in compliance with Town Code. No proposed color exceeds a chroma of four on the Munsell Color chart. The application meets this standard.

G. Design Variety (§180-6.21.3.G): Building designs that duplicate or are substantially similar to existing or proposed structures within a 300-foot radius of the property are not allowed. Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units.

The proposed structure does not duplicate or be substantially similar to any structure within a 300-foot radius of the property. The proposed structure does not have architectural duplication of units.

The Application reflects modern architecture attached to the historic cabin. At the February 2026 sketch plan meeting, Planning Commissioners noted that the modifications made to the building over the last year were appreciated and supported by the Commission. The application materials show compliance with design variety.

I. Parking and Loading (§180-6.21.3.I): None of the proposed parking spaces are in front of the building along a principal street façade, and all proposed parking is provided in a garage. The trash enclosure is provided inside the primary structure. The application meets this standard.

J. Amenities (§180-6.21.3.J): The purpose of this section is to enhance development with the amenities that promote alternative modes of transportation and provide community gathering spaces.

Bicycle parking spaces shall be provided in an amount equal to at least twenty percent (20%) of the required vehicular parking spaces for the development. The applicant stated in their submitted narrative:

While there is no code reference for Non Bike-Share Public-use bicycle parking signage. We can definitely notate Public Bicycle Parking on Google Maps and coordinate with Planning Staff to include an anesthetically pleasing notice for the benefit of the site’s pedestrian circulation and community space design.

A minimum of one community space shall be provided for any development with between 10,000 and 25,000 square feet of gross floor area. A community space may include, but is not limited to:

public benches, water features, public kiosk/gazebo, public patio/seating areas, public plazas, or public art. The proposed project has 11,947 square feet of gross floor area.

The applicant is showing a community courtyard adjacent to the east property line. At the February sketch plan meeting the Commission noted that from their perspective, the community space would be more ideal on the west side but there is still a community space no matter where the bench is located. The applicant addressed this comment in the submitted narrative stating:

The project satisfies the Town's community space that includes seating, landscaping, and bicycle storage. Adequate access and visibility are obtained easily from the East side of the project due to the public nature of operations of the gas station. While constrained by site geometry, the community space functions as walk up amenity for residents and patrons of retail, restaurant, the gas station and contributes to downtown walkability. Furthermore, the East side offers an additional setback on purpose due to both the gas station and the 20' Town Water Easement, where in the future that easement may become a source of additional landscaping and beautification. Whereas the West side already has a restaurant patio in place with no way to access a bicycle rack.

Bulk Standards (§180-6.23 and §180-6.21.C): Table 6-K of the UDC outlines bulk plane requirements. Building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. Per note [1] in Table 6-K, side property line bulk plane does not apply for properties located between Main Street and Granite Street Alley.

The application shows no bulk plane encroachments. The application meets this standard.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of July 9, 2026.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the proposed new mixed-use development located at 121 East Main Street / Sixth Degree Townhomes

Based upon the review of the staff report dated July 16, 2026, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed development application is in general conformance with the principles and policies of the Frisco Community Plan. Mixed-use development of this lot is supported by the Frisco Community Plan Guiding Principles of Inclusive Community and Thriving Economy. The proposed development includes a building design that is unique to this project, but that is also reflective of the architectural elements and styling of other buildings on Main Street and in Frisco. This application facilitates the construction of new retail space and residential units that add variety to the sizes and*

types of homes in this residential neighborhood, while retaining a restaurant space on the ground floor fronting Main Street.

- 2. The proposed development application is in general conformance with the Central Core Zoning District, including: lot coverage, setbacks, building height and density. With the suggested special conditions, the applicable requirements have been met by the submittal and the recommended conditions of approval.*
- 3. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6, Development Standards since all the applicable requirements have been met by the submittal and the recommended conditions of approval, including: grading plan, drainage plan, snow storage and snow shedding, vehicular access, non-vehicular access, and refuse management. The Planning Commission finds that the layout of the tandem parking is functional given the layout and design of the building, and adequate storage space is provided so the tandem parking does not need to be used for storage.*
- 4. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.14 Landscaping since all the applicable requirements have been met by the submittal including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
- 5. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically 180-6.16 Outdoor Lighting since all the applicable requirements have been met by the submittal and the recommended condition of approval; including: exterior light fixtures, light emissions, and design.*
- 6. The proposed development application is in general conformance with the Town of Frisco Development Standards, specifically Section 180-6.21, Nonresidential Development Standards, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval, including: that the development is designed in a manner compatible with the neighborhood; the development includes required building elements and the other recommendations and standards of the Nonresidential Design Standards.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the Major Site Plan application for the proposed new mixed-use development located at 121 East Main Street / Sixth Degree Townhomes, subject to the following conditions:

Conditions:

1. *Prior to the submittal of a building permit, the Applicant shall provide an updated letter to the Planning Division from a waste management company confirming that the new layout for the dumpster access is acceptable and service can be provided.*
2. *Prior to the submittal of a building permit, the applicant shall provide a complete set of plans to the Planning Division that address all outstanding concerns and do not have inconsistencies between sheets. These plan sheets shall also show the address correctly as referenced in the requirements by Summit County GIS dated May 19, 2026.*
3. *Prior to the issuance of a building permit, the Applicant shall satisfy all requirements of the Frisco Public Works Department and Engineer as outlined in memos and redlined plans. If the applicant disagrees with aspects of the memos, a building permit shall not be issued until the Public Works Director and Contracted Town Engineer find all plans and documents show full compliance with codes.*
4. *Prior to the issuance of a building permit, the Applicant shall satisfy all requirements of Summit Fire & EMS.*
5. *Prior to the issuance of a building permit, the Applicant shall satisfy the requirements of Xcel Energy.*
6. *Prior to the issuance of a Certificate of Occupancy, the Applicant shall show all light fixtures in full compliance with §180-6.16. Outdoor lighting.*
7. *A foundation ILC shall be performed after the foundation itself is in place. A foundation ILC must be submitted to the Community Development Department for review prior to the approval of a final foundation inspection. If the ILC shows that the completed foundation is located as required by the approved site plan, the developer will be permitted to proceed with further construction. If the ILC shows that the completed foundation is not located as required by the approved site plan, the developer will not be permitted to proceed with further construction until the foundation has been properly located and verified with an updated ILC.*
8. *A roof ILC shall be performed after the roof itself is in place. A roof ILC must be submitted to the Community Development Department for review prior to the approval of a final framing inspection. If the ILC shows that the roof is located as required by the approved architectural plans, the developer will be permitted to proceed with further construction. If the ILC shows that the roof is not located as required by the approved architectural plans, the developer will not be permitted to proceed with further construction until the roof has been properly located and verified with an updated ILC.*
9. *Prior to issuance of a Certificate of Occupancy, the applicant shall execute a final plat to subdivide the units through the condominium plat process as outlined in Town Code.*

Recommended Motion

Should the Planning Commission choose to approve this Major Site Plan application, the Community Development Department recommends the following motion:

With respect to File No. MAJ-26-0002, I move that the recommended findings set forth in the July 16, 2026 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for the Major Site Plan application for a mixed-use development located at 121 East Main Street / Sixth Degree Townhomes.

ATTACHMENTS

Attachments:

- Attachment 1: Comparison of Sketch Plan and current building design
- Attachment 2: Application Materials for Sketch Plan
- Attachment 3: Referral Comments

cc: Margaret Ziedin
Jeff Clark, AIA

UPDATED PROJECT NARRATIVE

Major Site Plan – Sixth Degree Town Homes

121 E. Main Street, Frisco, Colorado

Planning Commission Follow-Up to February 19, 2026 Sketch Plan Review

1. Project Overview (Updated)

The proposed **Sixth Degree Town Homes** project is a mixed use redevelopment located at **121 E. Main Street** within the Town of Frisco Central Core (CC) zoning district. The project includes five (5) new residential units, one (1) new commercial unit, retention of the existing historic log cabin and restaurant, and preservation of the existing deed-restricted workforce housing unit. Mixed use development is permitted and encouraged in the CC District and supports the Town’s goals for a walkable, economically vibrant downtown.

This updated narrative responds directly to feedback provided by the Planning Commission during the **February 19, 2026 Sketch Plan review** and documents how those comments are being addressed as the project advances toward Full Site Plan review.

2. Site Context & Design Intent (Refined)

The site is approximately 0.22 acres and is located along Frisco’s primary pedestrian corridor. The design intent continues to emphasize compatibility with the surrounding downtown context and the retained historic structure. Since the Sketch Plan review, refinements have focused on architectural compatibility, roof articulation, parking functionality, utility coordination, and clarification of community space and operational commitments.

3. Response to Planning Commission Comments

February 19, 2026 – Commissioner Discussion

This section responds point-by-point to the comments raised during the **Commissioner Discussion** portion of the February 19, 2026 Planning Commission meeting.

3.1 Parking Lifts – Functionality, Maintenance, and Long-Term Reliability

Commission Comment: Commissioners expressed concern regarding the maintenance, operation, and long-term reliability of parking lifts and requested assurances that lifts remain operational.

Response:

With some redesign, we reduced the number of parking lifts to **TWO**, while still accommodating secure bicycle storage. The association documents will identify ownership and maintenance responsibility for the lifts for the life of the project within the project declarations.

Per the parking lift manufacturer Harding Auto Park Systems and attached PDF

1. This life of these units – with proper annual maintenance these units can last over 20 years in service.
2. The Maintenance – we recommend annual maintenance which includes inspecting the entire units and servicing them.
3. The Ease of Operation – the units have a key operated system along with a emergency stop button for safety. We have all types of end users operating our systems across the United States daily. We have over 250,000 of the Parklift units in operation each day at hotels, multifamily units, apartments, condominiums, senior retirement centers, all types of offices, transportation hubs, private homes and many more applications. Please see the attached image of the pendant for operating the lifts which are left of the vehicle.

3.2 Local Workforce Unit and Parking Lift Use

Commission Comment: Commissioners noted a preference that the existing workforce (local) unit does not rely on a parking lift.

Response:

The parking allocation for the existing deed-restricted workforce unit will offer non-lift parking options for this unit where feasible, consistent with site constraints and Town Code requirements.

3.3 Tandem Parking and Turning Radii

Commission Comment: Commissioners noted tandem parking is challenging but could meet code if turning radii are demonstrated as adequate.

Response:

The 2-way parking garage and isle have been designed per 180-6.13.6 (Parking Standards & Criteria) with a 24 ft Isle (Fig. 6-G) and a 5 ft backup space at the dead end of the garage providing the turning radii that is standard for this type of garage, 2-way drive isle and parking configuration.

3.4 Architectural Compatibility with Existing Structure

Commission Comment: Commissioners agreed the revised design is compatible and appreciated incorporation of details from the existing historic structure.

Response:

The architectural approach has been further refined to reinforce compatibility, including:

- Adjusted roof proportions and pitches,
 - Material transitions that reference the historic cabin,
 - Vertical articulation and façade rhythm consistent with downtown character.
- These refinements will be documented in the architectural elevations and façade articulation exhibits at Full Site Plan review.

3.5 Community Space Location and Design

Commission Comment: Commissioners noted community space might be more ideal on the west side but acknowledged that community space is provided regardless of bench location.

Response:

The project satisfies the Town's community space that includes seating, landscaping, and bicycle storage. Adequate access and visibility are obtained easily from the East side of the project due to the public nature of operations of the gas station. While constrained by site geometry, the community space functions as walk up amenity for residents and patrons of retail, restaurant, the gas station and contributes to downtown walkability. Furthermore,

the East side offers an additional setback on purpose due to both the gas station and the 20' Town Water Easement, where in the future that easement may become a source of additional landscaping and beautification. Whereas the West side already has a restaurant patio in place with no way to access a bicycle rack.

3.6 Bicycle Parking and Public-Use Signage

Commission Comment: Commissioners requested signage indicating that the bike rack is for public use.

Response:

While there is no code reference for Non Bike-Share Public-use bicycle parking signage. We can definitely notate Public Bicycle Parking on Google Maps and coordinate with Planning Staff to include an aesthetically pleasing notice for the benefit of the site's pedestrian circulation and community space design.

3.7 Roof Pitches

Commission Comment: Commissioners agreed the roof pitches are acceptable and contain a reasonable mix.

Response:

Roof pitch, ridge elevations, and articulation will be clearly documented on the roof plan and building sections to demonstrate compliance with Town Code standards.

3.8 Utilities Above Parking Lifts

Commission Comment: Commissioners requested additional detail regarding utilities located above parking lifts.

Response:

See sheet A3.1. The building section has been refined to show a more developed representation of the floor framing and floor assembly that demonstrates adequate space for mechanical, plumbing and fire protection, as well as the required thermal and sound insulation while maintaining an overall clearance of 13'-3 1/2".

3.9 Snow Storage

Commission Comment: Commissioners noted snow storage is functional and encouraged maximizing on-site snow storage where possible.

Response:

Snow storage areas have been refined to remain onsite and outside the public right-of-way. Calculations and dimensions are shown on the site plan.

3.10 Solar Panels

Commission Comment: Commissioners noted that if solar panels are shown on the plans but not intended to be installed, a future modification would be required.

Response:

The project is designed to be **solar-ready**.

3.11 Short-Term Rentals

Commission Comment: Commissioners discussed potential confusion with parking lifts and suggested consideration of limiting short-term rentals.

Response:

The applicant acknowledges this concern. Any limitations or operational controls related to short-term rentals will be addressed through ownership documents and applicable Town regulations, as required.

4. Conclusion

The Sixth Degree Town Homes project has evolved substantially through Planning Commission and staff feedback. The applicant appreciates the Commission's guidance and has incorporated these comments into the advancing design. The project remains consistent with the intent of the Central Core zoning district, supports downtown vitality, and provides housing and commercial space in a walkable, centrally located setting.

Margaret Ziedin

Subject: FW: MAJ-25-0002, 121 E Main Street Completeness Review
Attachments: Hayden5.jpg; Operating Pendant.pdf

From: Steve Mandic <Steve@hardingaps.com>
Sent: Thursday, April 30, 2026 12:11 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Cc: Jeff Clark <jclark@bhhpartners.com>
Subject: RE: MAJ-25-0002, 121 E Main Street Completeness Review

Margaret, please see my response to the following questions:

1. This life of these units – with proper annual maintenance these units can last over 20 years in service.
2. The Maintenance – we recommend annual maintenance which includes inspecting the entire units and servicing them.
3. The Ease of Operation – the units have a key operated system along with a emergency stop button for safety. We have all types of end users operating our systems across the United States daily. We have over 250,000 of the Parklift units in operation each day at hotels, multifamily units, apartments, condominiums, senior retirement centers, all types of offices, transportation hubs, private homes and many more applications. Please see the attached image of the pendant for operating the lifts which is left of the vehicle.

Thank you,

Steve Mandic
Regional Sales Director Southwest
Harding AutoPark Systems
(626) 340-7002 Cell
Steve@Hardingaps.com



Our AIA **FREE** Continuing Education Course is LIVE!
<https://www.aecdaily.com/s/hardingautopark/>

From: Margaret Ziedin <Margaret@6ixthdegree.com>
Sent: Thursday, April 30, 2026 10:53 AM

To: Steve Mandic <Steve@hardingaps.com>

Cc: Jeff Clark <jclark@bhhpartners.com>

Subject: FW: MAJ-25-0002, 121 E Main Street Completeness Review

Hi Steve,

We are still plugging away here in Frisco, getting closer.

Can you speak to

“Commissioners agreed that the parking lifts seem difficult for maintenance, operating “

1. This life of these units
2. The Maintenance
3. The Ease of Operation

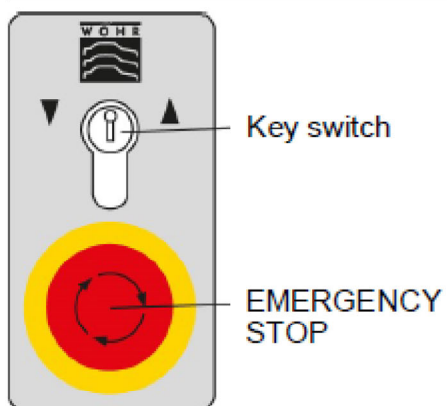
It even came up in conversation that they were concerned that lay people would know how to operate and may need additional code for privately owned car lifts.

I hope we don't go there, I just need some clarification to add to my narrative..

Thanks

Margaret Ziedin

Operating device



In order to operate the system, use the specific control unit provided for the purpose



REVISED PROJECT NARRATIVE & RESPONSE MEMORANDUM

Project: 121 W Main Street – Sixth Degree Townhomes

Application: MAJ-25-0002

Date: June 25, 2026

To:

Town of Frisco – Planning Department

Ryan Thompson, Public Works

Chris McGinnis, SEH

Aaron Myers, Summit Fire & EMS

Amy Lagace - Xcel

From:

Margaret D. Ziedin

Sixth Degree Development, LLC

CC:

Jeff Clark – BHH

John Poovey – Baseline 121, LLC

RE: Consolidated Response to Utility, Fire, and Agency Review Comments & Final Sketch Plan Updates

Dear Review Team,

On behalf of the Applicant, we respectfully submit this **updated project narrative and response memorandum** summarizing all revisions incorporated into the **June 25, 2026 Sketch Plan submittal**. These updates reflect coordinated responses to **Town staff, SEH, Xcel Energy, and Summit Fire & EMS** comments and represent a finalized, code-aligned design approach.

1. Xcel Energy Coordination & Electrical Design Updates

3-Phase Service Integration

Based on updated electrical load calculations (~120 kW / 498A), the project has transitioned to **3-phase electrical service**

The revised plan includes:

- **3-phase transformer installation**

- Dedicated **10' x 10' utility easement and concrete pad**
- Compliance with all Xcel requirements for:
 - Access
 - Setbacks
 - Snow storage separation
 - Utility servicing conditions

Transformer Location & Clearance Compliance

- No transformer located in snow storage zones
- Safe truck access maintained
- All **clearance envelopes satisfied**, including:
 - No opening windows/doors within required proximity
 - Required vertical/horizontal separations

2. Architectural Revisions to Accommodate Utilities

To meet Xcel clearance and access requirements, the building design has been refined:

- **Fenestration was redesigned** to eliminate conflicts within transformer clearance zones
- Removal of **windows and openings** within restricted areas
- **Dumpster door removed** to improve access, eliminate circulation conflicts, and support code compliance
- Façade modifications preserve architectural intent while ensuring full utility compliance

3. Waste Management Confirmation

The Applicant confirms:

- Waste Management service **remains fully viable under the revised layout**
- The configuration aligns with a **previously approved servicing condition**

- Design refinements (including dumpster door removal) improve operational clarity and access
-

4. Existing Utility Relocation Strategy

In response to Xcel comments regarding existing infrastructure:

- Existing electric and gas services will be:
 - **Relocated** as required prior to construction
 - Coordination through **Builders Call Line applications**
 - Final routing, trenching, and easements to be completed through Xcel design process
-

5. Metering & Electrical Layout Compliance

The updated plan ensures:

- Consolidated **meter bank locations**
 - Separation of residential and commercial metering
 - One **house meter for common loads**, consistent with Xcel standards
 - Meter placement:
 - Outside
 - Accessible
 - Located on non-drip building faces (critical for Summit County snow conditions)
-

6. Storm Sewer System – Final Resolution

The stormwater system has been fully redesigned in response to SEH and Town comments:

Compliance Improvements

- Conversion to **closed manholes/inlets**
- Meets **CDPHE separation requirements**

- Eliminates prior 10-foot water line conflict

System Optimization

- Transition from sump system → **gravity-fed system**
- Direct connection to **Main Street inlet**
- Minimum **0.5% slope maintained**

Freeze Protection

- **Heated system incorporated**
- Appropriate for shallow installation

Material & Constructability Enhancements

- **Concrete pipe under pavement**
- Durable and code-compliant infrastructure

Outcome

- Fully aligned with SEH guidance
- Reduced operational/maintenance burden
- Improved long-term reliability

7. Summit Fire & EMS Response (Life Safety Compliance)

The project team has carefully reviewed and incorporated the requirements of [2026.05.21 Summit Fire Review Comments for 121 E Main St Frisco](#).

7.1 Fire Sprinkler System & Dedicated Rooms

In response to IFC and NFPA requirements:

- **Full-building sprinkler system** provided (no exemptions)
- Added **dedicated fire riser/sprinkler room(s)**
- Each system designed with:
 - Minimum **3-foot clearance on all sides**
 - Drainage and water-resistant protection as required

- Systems to comply with:
 - NFPA 13 / 13R
 - 2018 IFC Section 903
-

7.2 Main Street Wall-Mounted Fire Hydrant

The revised plan now includes:

- **Wall-mounted fire hydrant along Main Street frontage**
 - Placement coordinated to meet:
 - Required hydrant coverage distances (≤ 400 feet)
 - Fire department access requirements
 - Location integrated with building frontage and pedestrian realm while maintaining protection clearances
-

7.3 Underground Parking Fire Protection

- Underground garage fully sprinklered (S-2 occupancy)
 - Fire department standpipe / hose connections incorporated
 - EV charging areas coordinated with fire protection requirements
-

7.4 Fire Access & Operations

- Fire apparatus access maintained per IFC (20' width, clearance requirements)
 - Turning radii and circulation preserved
 - Fire lane signage to be incorporated at permit stage
-

7.5 Fire Command & Life Safety Systems

- Fire alarm system (NFPA 72 compliant)
- Knox Box location to be coordinated and installed

- Dedicated fire command / riser space with:
 - No storage conflicts
 - Clear access maintained
-

7.6 Overall Fire Response Outcome

The revised design:

- Fully integrates **Summit Fire & EMS life safety requirements**
 - Enhances fire protection beyond baseline compliance
 - Improves access, system reliability, and emergency response readiness
-

8. Integrated Outcome of All Design Revisions

Collectively, the updated sketch plan:

Regulatory Compliance

- Meets Town, SEH, Xcel, and Summit Fire requirements
- Aligns with IFC, CDPHE, and utility standards

Design Optimization

- Eliminates conflicts between:
 - Utilities
 - Architecture
 - Fire access
 - Site circulation

Operational Improvements

- Simplifies infrastructure (gravity storm vs. pump)
 - Improves serviceability (waste, utilities, fire access)
 - Enhances long-term durability and maintenance
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9. Attachments

- [260619 Memo on Load Requirements](#)
 - [52405-6TH DEGREE-tof-site sub-062526](#)
 - Updated Sketch Plan Set (June 25, 2026)
-

10. Conclusion

The Applicant team believes the revised sketch plan:

- Fully addresses **all outstanding agency comments**
- Reflects a **coordinated, code-compliant design solution**
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We appreciate the continued collaboration of the Town and reviewing agencies and welcome any final feedback.

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Margaret D. Ziedin
Sixth Degree Development, LLC

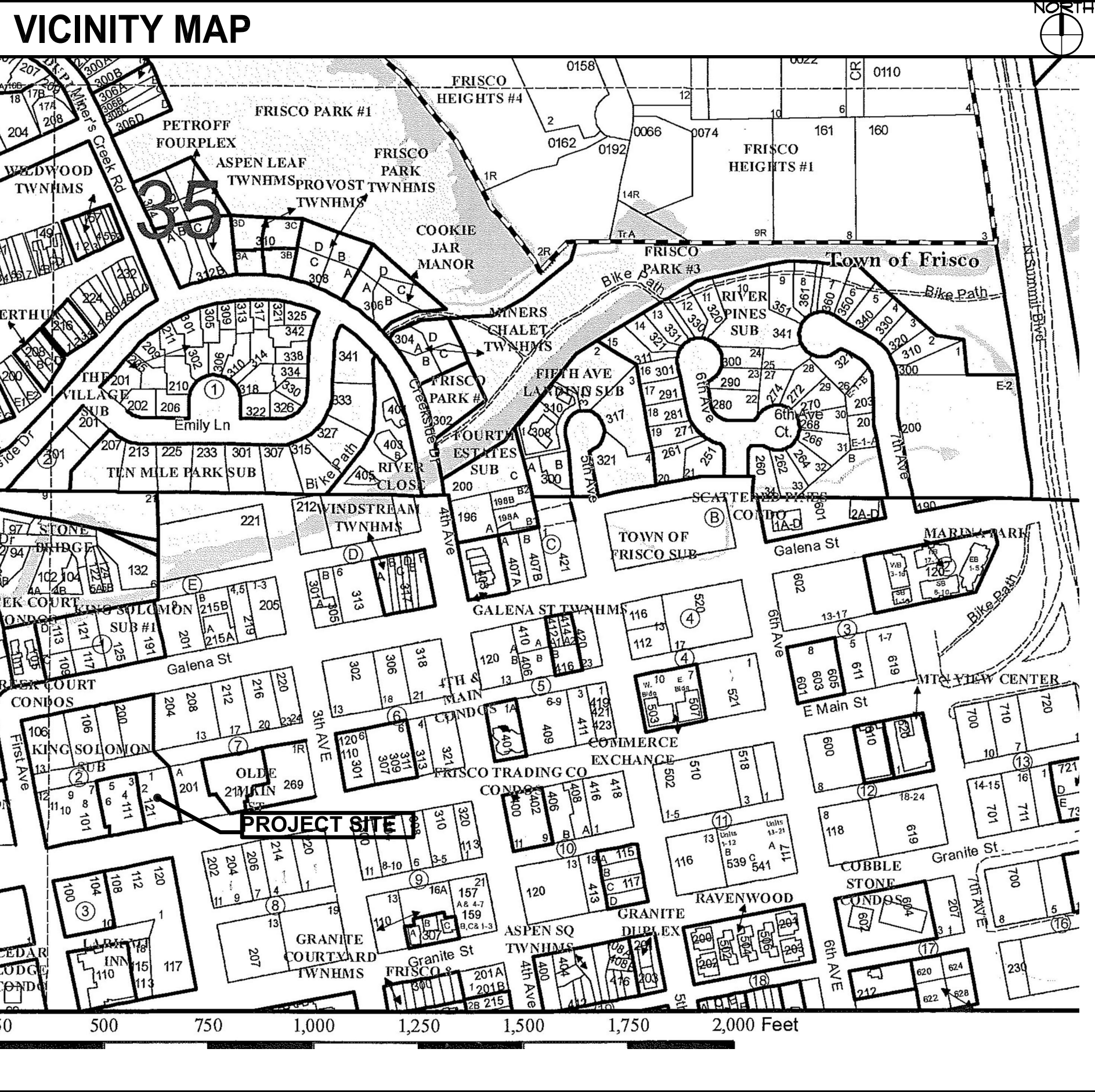
GENERAL NOTES

- 1) COPYRIGHT:
ALL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BHH PARTNERS PLANNERS/ARCHITECTS, A.I.A./P.C. AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- 2) CODES:
THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY AND THE TOWN OF FRISCO, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.
- 3) FIELD VERIFICATION:
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- 4) DIMENSIONS:
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.
- 5) DISCREPANCIES:
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.
- 6) DUTY OF COOPERATION:
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
- 7) CHANGES TO THE WORK:
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 8) WORKMANSHIP:
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- 9) SUBSTITUTIONS:
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. SEE SPECIFICATIONS.
- 10) CONSTRUCTION SAFETY:
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- 11) EXCAVATION PROCEDURES:
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. SEE SPECIFICATIONS. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS:
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- 13) EXTERIOR MATERIAL MOCKUP:
THE GENERAL CONTRACTOR SHALL PROVIDE A MOCKUP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT, AND INTERIOR DESIGNER. THIS MOCKUP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONEWORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.
- 14) WEATHER CONDITIONS:
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.V. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.
- 15) BUILDING AREA
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.
- 16) PROJECT STAKING
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.
- 17) SITE DISTURBANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.
- 18) PROJECT GRADES
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL. SEE NUMBERS 5 AND 6.
- 19) 3D MODELING
THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

SIXTH DEGREE TOWNHOMES



VIEW FROM SOUTHEAST



AREA CALCULATIONS

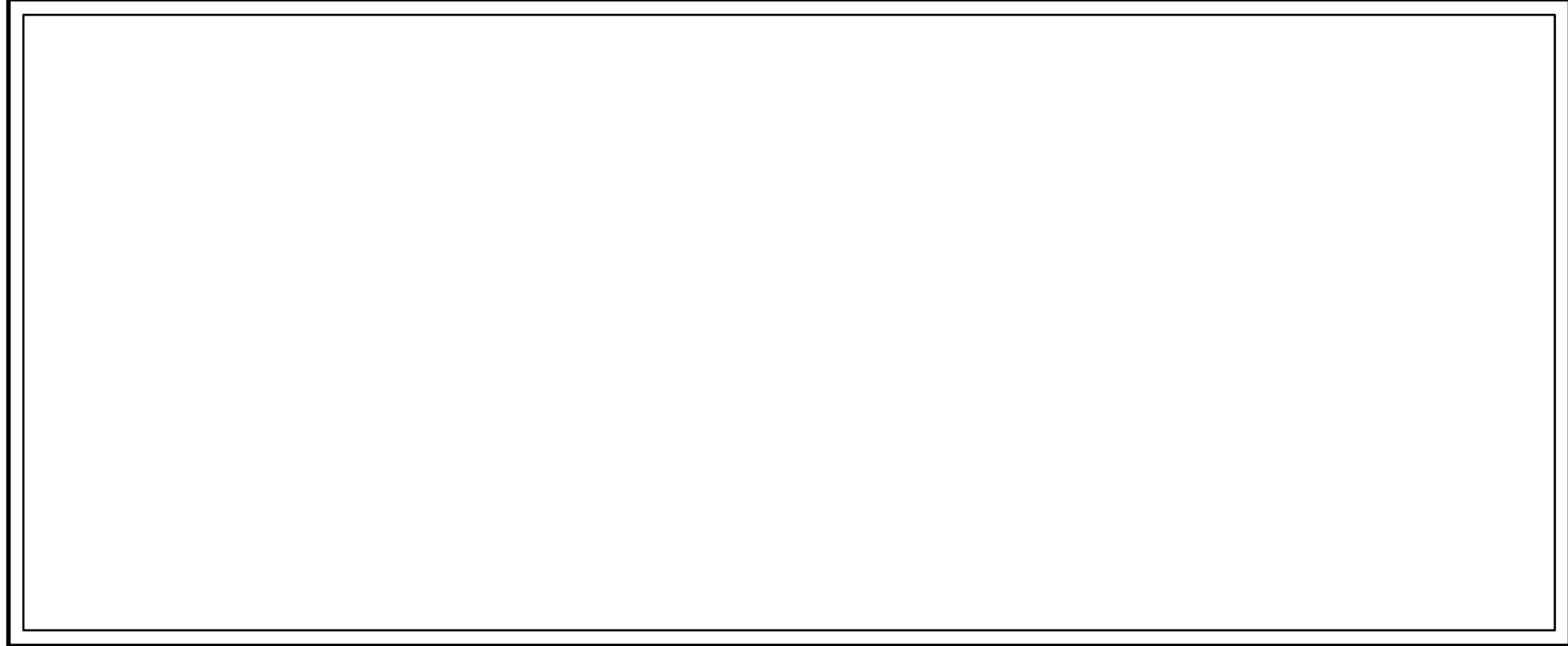
	MAIN LEVEL		UPPER LEVEL		TOTAL
	UN FIN.	FINISHED	UN FIN.	FINISHED	
UNIT 'A'	41 S.F.	788 S.F.	0 S.F.	420 S.F.	1,249 S.F.
UNIT 'B'	41 S.F.	788 S.F.	0 S.F.	420 S.F.	1,249 S.F.
UNIT 'C'	47 S.F.	543 S.F.	0 S.F.	706 S.F.	1,296 S.F.
UNIT 'D'	47 S.F.	543 S.F.	0 S.F.	706 S.F.	1,296 S.F.
UNIT 'E'	87 S.F.	806 S.F.	0 S.F.	753 S.F.	1,646 S.F.
TOTAL	263 S.F.	3,468 S.F.	0 S.F.	3,005 S.F.	6,736 S.F.
		UNFINISHED	FINISHED		TOTAL
PARKING AREA	4,471 S.F.				
LEVEL ONE	691 S.F.		1,020 S.F.		6,182 S.F.
GRAND TOTAL			6,182 S.F. + 6,736 S.F. =		12,918 S.F.
EXISTING MAIN LEVEL 2,144					
EXISTING UPPER LEVEL 1,356					
EXISTING TOTAL 3,500 (NOT INCLUDED IN CALCS. ABOVE)					
NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES. (SQUARE FOOTAGE NOTED ABOVE IS CALCULATED FROM EXTERIOR FACE OF WALL-"GROSS"-AS DEFINED BY TOWN OF FRISCO UNIFIED DEVELOPMENT CODE)					

LEVEL	U.S.G.S.	ARCHITECTURAL
GARAGE @ BASE - T.O. CONCRETE	9,060.2'	97'-2"
GARAGE @ DOOR - T.O. CONCRETE	9,062.48'	99'-5 7/8"
RETAIL - T.O. CONCRETE	9,062.5'	99'-6"
LEVEL ONE - T.O. CONCRETE	9,063.0'	100'-0"
LEVEL TWO - T.O. PLYWOOD	9,074.5'	111'-6"
LEVEL THREE - T.O. PLYWOOD	9,084.65'	121'-7 3/4"

SHEET INDEX	
T1.1	COVER SHEET
EXISTING CONDITIONS SITE MAP	
C-1	UNDER SEPARATE COVER
C-2	UNDER SEPARATE COVER
INTERSECTION EXHIBIT	
SP1.1	SITE PLAN
SP1.2	LANDSCAPE PLAN and SITE ROOFS
SP1.3	PARKING PLAN and SITE LIGHTING PLAN
A-1.1	LEVEL ONE & LEVEL TWO PLAN (1/8" SCALE)
A-1.2	LEVEL THREE & ROOF PLAN (1/8" SCALE)
A-1.3	LEVEL ONE FLOOR PLAN (SOUTH)
A-1.4	LEVEL ONE FLOOR PLAN (NORTH)
A-1.5	ENLARGED FLOOR PLAN UNIT 'A'
A-1.6	ENLARGED FLOOR PLAN UNIT 'B'
A-1.7	ENLARGED FLOOR PLAN UNITS 'C' AND 'D'
A-1.8	ENLARGED FLOOR PLAN UNIT 'E'
A-1.9	ROOF PLAN AT SOUTH
A-1.10	ROOF PLAN AT NORTH
A-2.1	BUILDING PERSPECTIVES
A-2.2	SOUTH ELEVATION
A-2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A2.5	EAST ELEVATION
A3.1	BUILDING SECTION 'A' (PARTIAL)
E-1.02	ELECTRICAL SITE LIGHTING LEVELS

LEGAL DESCRIPTION
LOT(S) 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 VACATED 2ND AVENUE FRISCO, COLORADO 80443 0.28 ACRES/ 12,196 SQ. FT.

BLANK



SOILS ENG'R:	PLUMB'G ENG'R:	ELEC'L ENG'R:	MECH'L ENG'R:	CIVIL ENGINEER:	SURVEYOR:	STRUCTURAL ENG'R:	CONTRACTOR:	ARCHITECT:	OWNER:
T.B.D.	INDOOR ENVIRONMENTS, USA STEVE ALSCHULER PE steve@eub.net	INDOOR ENVIRONMENTS, USA DAVID EXE, PE INDUSTRIAL ENGINEERING, INC. 3210 29RD AVE SE RIO RANCHO, NM 87124 dexe@ielm.com	INDOOR ENVIRONMENTS, USA DAVE SPENCER SR MECHANICAL ENGINEER 410-486-9915 dave@si.net	MARCIN ENGINEERING LLC ANTONIO VAZQUEZ 101 EAGLE ROAD #5 AVON, COLORADO 970-7148-0214 tony@marcinengineering.com	MARCIN ENGINEERING LLC TOM MARCIN 130 SKI HILL ROAD #238 BREEKENRIDGE, COLORADO 970-7171-3459 tom@marcinengineering.com	T.B.D.	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@sixthdegree.com	BHH Partners of Colorado 560 ADAMS AVE P.O. BOX 2113 SILVERTHORNE, CO 80498 (970) 453-6880 jpaule@bhhpartners.com	MARGARET ZIEDIN 891 14TH STREET #3602 DENVER, CO 80202 Margaret@sixthdegree.com

REVISIONS:

JOB NO: 52405
DATE: 6/30/2026
DRAWN BY: J PAULAK
CHECKED BY: ZL/JC

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TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/25/2026

REVISED
TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/30/2026

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880 www.bhhpartners.com

SIXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

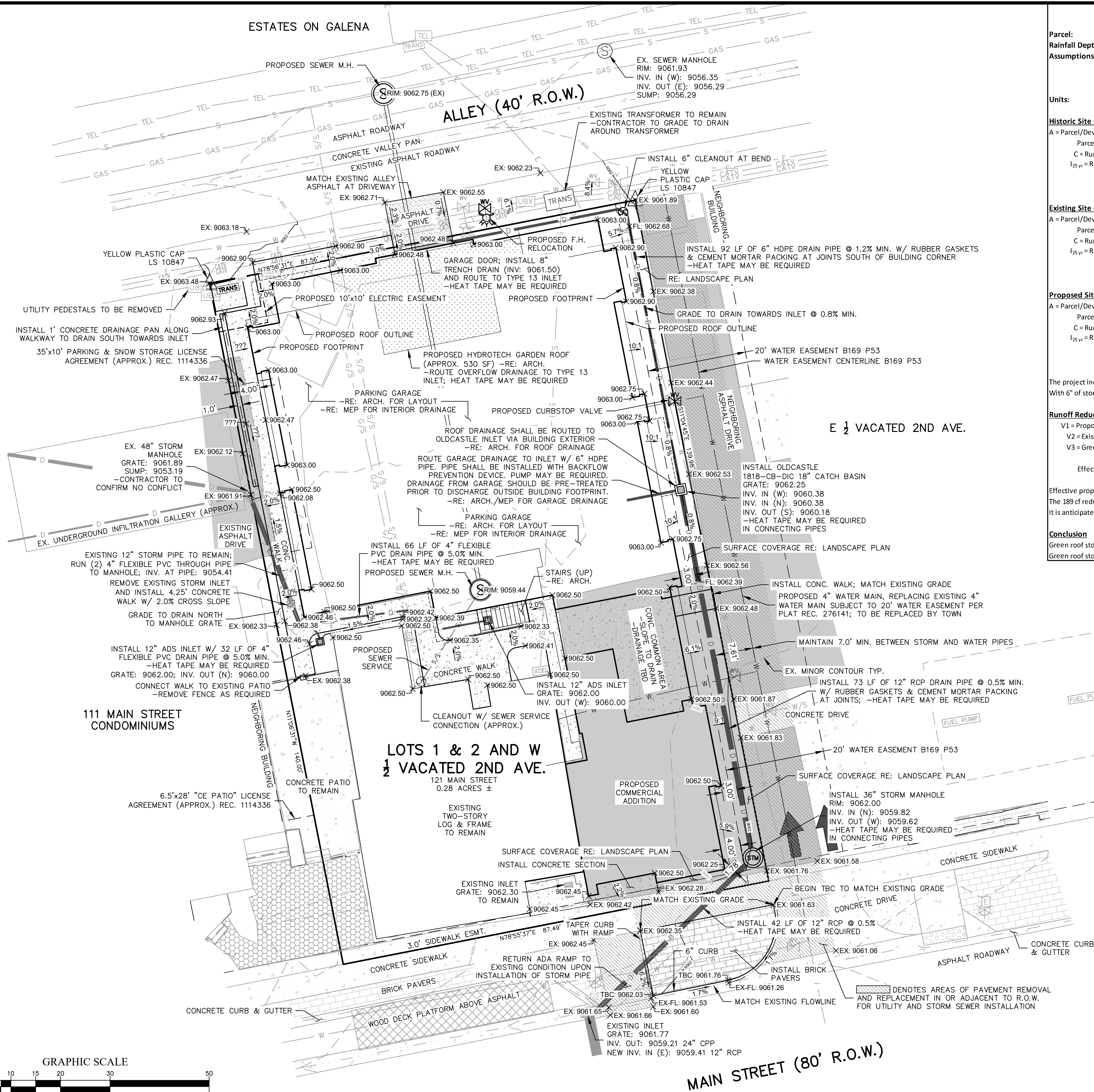
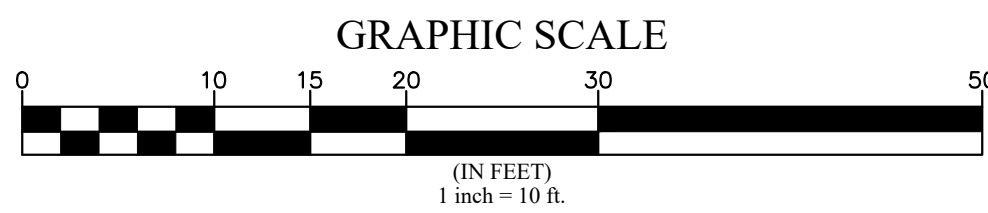
© 2026

SHEET NUMBER:

T-1

TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

DRAWING: C:\Users\Tom\My Documents\Projects\2025\21112-Log Scale Catch Basin\21112-2112.dwg



Drainage Summary - 25-yr

Parcel: 121 East Main Street
Rainfall Depth: 2.20 inches for 25-year, 24-hour storm (per Town of Frisco)
Assumptions:
1. Parcel area is equal to drainage contribution area
2. Historic site condition predates the Town; Existing site condition is used for comparison
3. Impervious areas consist of asphalt, concrete, pavers, and roofs
4. Intensity: the 25-year, 24-hour storm rainfall amount falls within 1 hour
Units: Q = rate of runoff (cubic feet per second), V = volume of runoff (cubic feet)

Historic Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft²)
Parcel characteristics = 12253 ft² meadow (C = 0.30)
C = Runoff Coefficient = 0.30 (composite)
I_{25 yr} = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.19 cfs
V = C * D * A = 674 cf

Existing Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft²)
Parcel characteristics = 5914 ft² imperv. (C = 0.90), 4977 ft² compact dirt/gravel (C = 0.80), 1362 ft² unimproved (C = 0.30)
C = Runoff Coefficient = 0.79 (composite)
I_{25 yr} = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.49 cfs
V = C * D * A = 1781 cf

Proposed Site Conditions (25 yr storm)
A = Parcel/Development Area = 0.28 acres (12253 ft²)
Parcel characteristics = 10750 ft² impervious (C = 0.90), 1503 ft² landscaping (C = 0.30)
C = Runoff Coefficient = 0.83 (composite)
I_{25 yr} = Rainfall Intensity = 2.20 in/hr
Q = C * I * A = 0.51 cfs
V = C * D * A = 1856 cf

The project includes green roof runoff storage approximately 530 sf in area.
With 6" of storage depth, the storage volume in the green roof is approximately 265 cf.

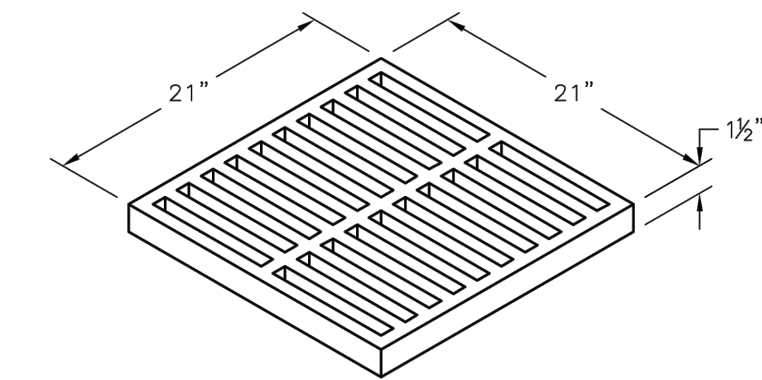
Runoff Reduction (25 yr storm)
V1 = Proposed Site Runoff = 1856 cf
V2 = Existing Site Runoff = 1781 cf
V3 = Green Roof Storage = 265 cf

Effective proposed C = 0.80 (composite) when considering the green roof area (negligible change from existing)

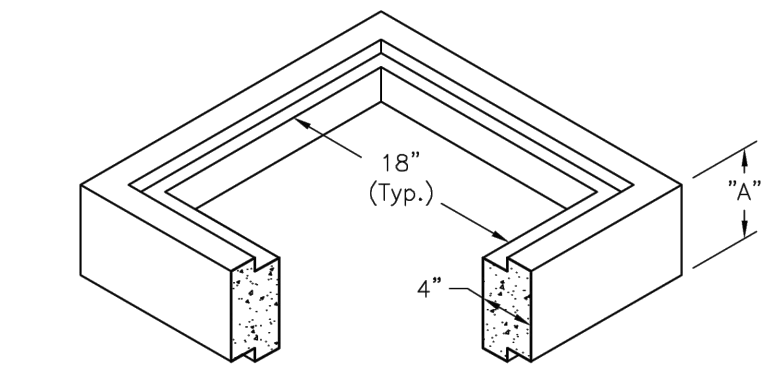
Effective proposed site runoff = 1591 cf, which is a 189 cf reduction compared to the existing site condition.
The 189 cf reduction in runoff constitutes approximately a 10.6% reduction in runoff compared to the existing site condition.
It is anticipated that the green roof also reduces the effective proposed runoff rate (Q) to below the existing 0.49 cfs.

Conclusion
Green roof storage results in a reduction in runoff volume of 189 cf from the existing site condition.
Green roof storage results in a reduction in runoff volume of 10.6% from the existing site condition.

C.I. Grate
Weight = 76 Lbs.

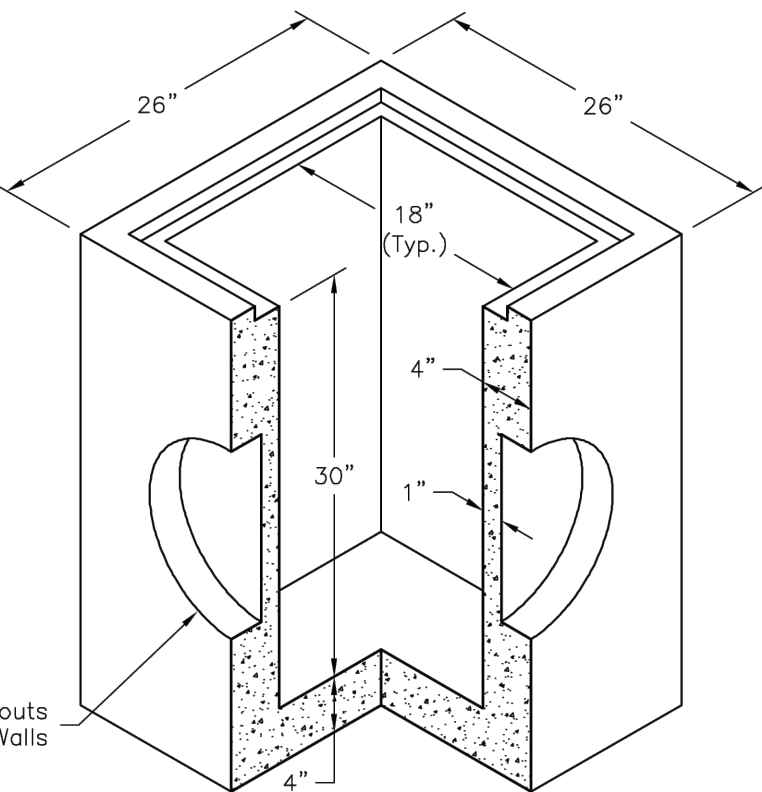


Extension
Weight = See Table



Extension	Weight
12" x 12"	370 Lbs.
12" x 18"	500 Lbs.
24" x 24"	1730 Lbs.

Bottom
Weight = 890 Lbs.



13600 South Wayside, Houston, Texas 77048
Phone: 713-991-2400 Fax: 713-991-0815

1818-CB-DIC

FILE NAME: 264DIC1818CB.DWG
ISSUE DATE: January, 2007
www.oldcastlehouston.com

**18" x 18" I.D.
Catch Basin
Standard Layout**

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MARCIN ENGINEERING LLC
101 EAGLE ROAD, #5
AVON, COLORADO
970-748-0274

GRADING & DRAINAGE PLAN
SIXTH DEGREE TOWNHOMES
LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
121 MAIN STREET
TOWN OF FRISCO, COLORADO

NO. DATE REVISIONS BY

JOB: 21112
DATE: 06/25/2026
SCALE: 1" = 10'

SHEET
C-2

Section 35, Township 5 South , Range 78 West of the 6th Principal Meridian
Town of Frisco, County of Summit, State of Colorado

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

- 1) Survey Date: August 2, 2021.
- 2) Survey Units: US Survey Foot.
- 3) Contour Interval: 1 foot.
- 4) Elevation Datum: NAVD 88, derived from OPUS observation.
- 5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.
- 6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.
- 7) Utilities are shown approximately and should be field verified prior to excavation.
- 8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- 9) Street Address: 121 Main Street, Frisco, CO 80443.
- 10) This is not a monumented survey, Land Survey Plot, or Improvement Survey plot. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

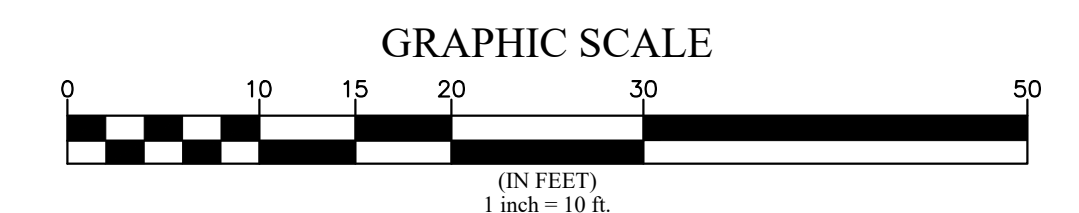
I, Raymond M. Eklo, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on August 2, 2021.

I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°



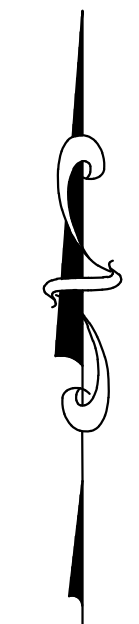
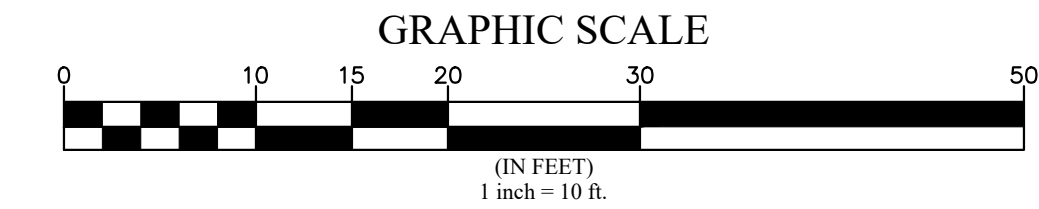
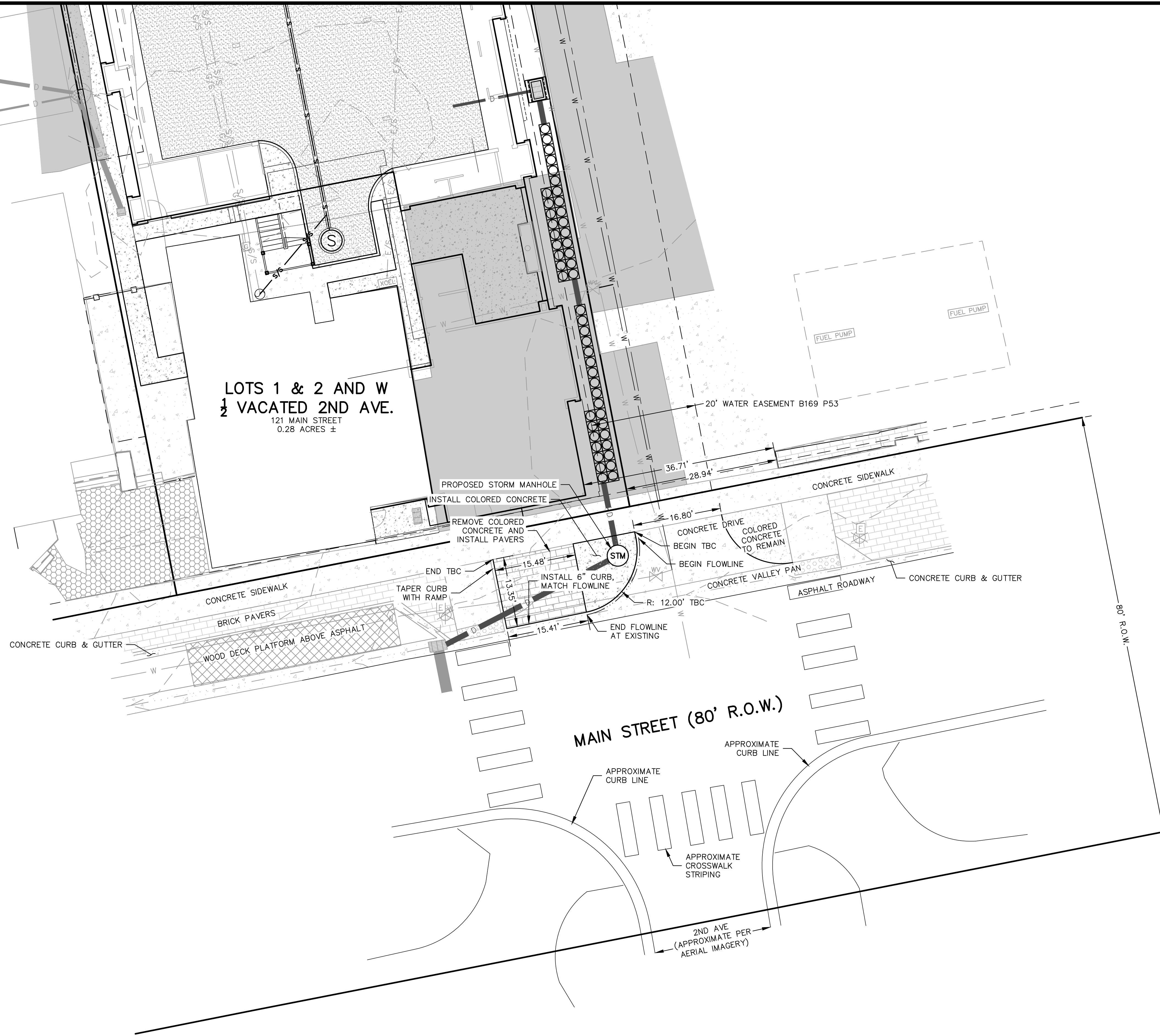
LEGEND	
	ASPHALT
	GRAVEL
	BRICK
	CONCRETE
	DECORATIVE ROCK
	RAISED TRACTION DOMES
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	LIGHT POLE
	UTILITY BOX
	ELECTRIC BOX
	FOUND MONUMENT, AS DESCRIBED

EXISTING CONDITIONS SITE MAP LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST ½ OF VACATED 2ND AVENUE Town of Frisco, County of Summit, State of Colorado	
<i>DRAWN BY: TLV</i>	<i>DATE: 09/22/2021</i>
<i>CHECKED BY: RME</i>	<i>DRAWING NO.: ECSM</i>
<i>JOB NO.: 21112</i>	<i>SHEET: 1 OF 1</i>

130 SKI HILL ROAD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

DRAWING: C:\Users\Tom\My Documents\Projects\2021\21112-Lug Curb\Map\21112-2112.dwg



MARCIN ENGINEERING LLC 101 EAGLE ROAD, #5 AVON, COLORADO 970-748-0274		MAIN ST-2ND AVE INTERSECTION EXHIBIT SIXTH DEGREE TOWNHOMES LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION 121 MAIN STREET TOWN OF FRISCO, COLORADO		JOB: 21112 DATE: 01/29/2026 SCALE: 1" = 10'	
NO.	DATE	REVISIONS	BY	SHEET EXHIBIT	

NOT FOR CONSTRUCTION

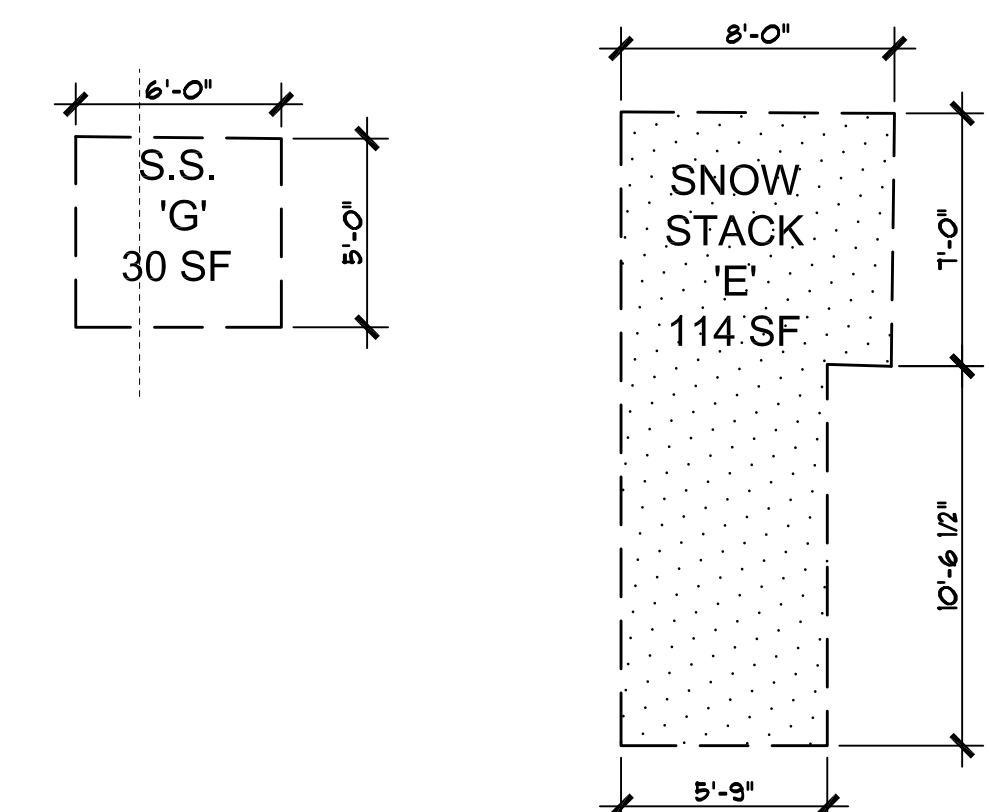
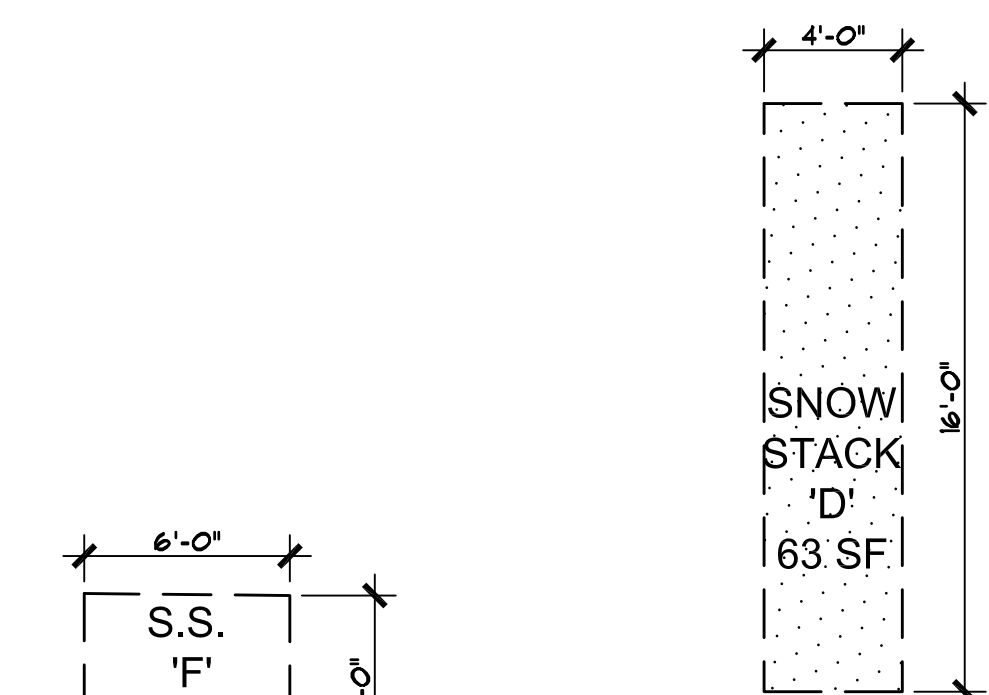
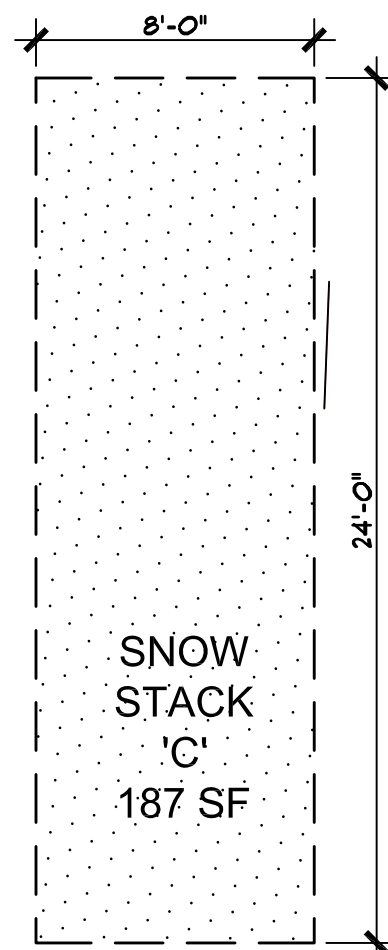
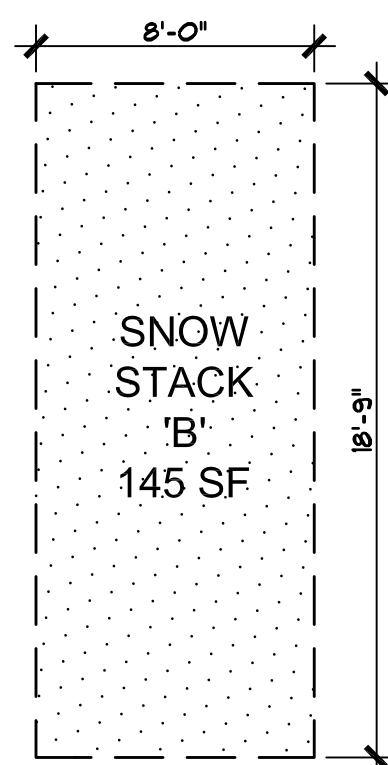
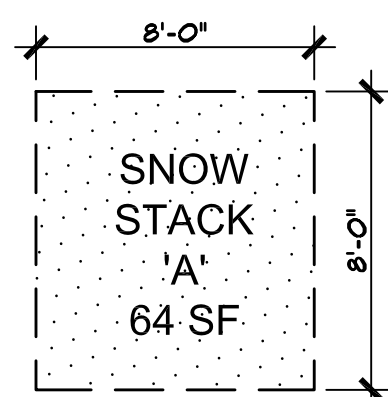
1. ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH
2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, JOB # 21726
4. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
6. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
7. PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
8. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
9. STAKE HOUSE LOCATION FOR OWNER AND ARCHITECT PRIOR TO ANY WORK
10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
11. DRIVEWAY SHOWN IS EXISTING AND IS MAX. 2.5% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED.
12. TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY SUMMIT COUNTY.
13. ALL DRAINAGE WILL BE ON-SITE, AS PROVIDED BY THE CIVIL ENGINEER.

EXISTING MINOR	---	DRAINAGE	→
EXISTING MAJOR	---	ARROW	
PROPOSED	●-----●	SPOT GRADE	●-----9.063'
		AT DOT	

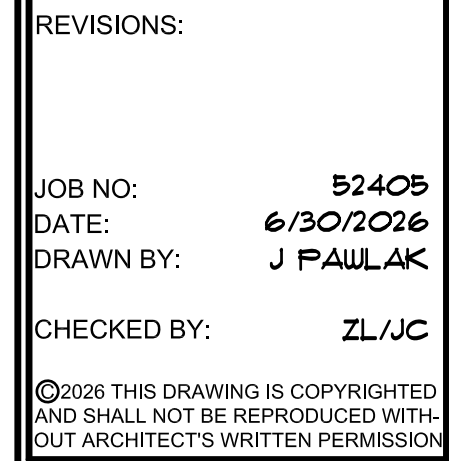
	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINT includes: (roof overhangs, decks, stairs, and courtyard)	9,729 S.F.	79%
HARDSCAPE AREAS includes: (un-covered driveway and un-covered walks)	1,000 S.F.	9%
OPEN SPACE	1,467 S.F.	12%
TOTAL LOT SIZE	12,196 S.F.	100%

	SQ. FT.	PERCENTAGE
HARDSCAPE AREAS: DRIVEWAY (INSIDE PROPERTY LINE) DRIVEWAY (OUTSIDE PROPERTY LINE) SIDEWALKS (UNCOVERED) TOTAL HARDSCAPE AREA	16 S.F. 109 S.F. 984 S.F. 1,109 S.F.	100%
REQUIRED SNOW STACK (25% OF HARDSCAPE)	277 S.F.	25%
UN-COVERED DECK AREAS	726 S.F.	100%
REQ'D SNOW STACK (25% OF DECKS)	182 S.F.	25%
TOTAL SNOW STACK PROVIDED	633 S.F.	57%

NOTE:
OWNER OPTION TO HEAT UNCOVERED AREAS



SCALE: 3/16" = 1'-0"



TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/25/2026

REVISED
TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/30/2026

hh

Partners of Colorado

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616XTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.1

PROPOSED SITE PLAN

LANDSCAPE NOTES

1. PROVIDE 3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.)
2. KEEP EXISTING TREES WHERE POSSIBLE. TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
4. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
5. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
6. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
7. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
8. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
9. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
10. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
11. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
13. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
14. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BYTOWN OF BRECKENRIDGE PRIOR TO INSTALLATION.
15. ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF FRISCO AND HOA.

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX @2 LBS/1000 SF:
HARD FESCUE 30%
CREEPING RED FESCUE 30%
SHEEP FESCUE 25%
CANADA BLUEGRASS 10%
CANBY BLUEGRASS 5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX @1 LB/10,000 SF:
BABY'S BREATH BLANKETFLOWER
CALIFORNIA POPPY SHIRLEY POPPY
BLUE FLAX LUPINE MIX
WALLFLOWER MAIDEN PINKS
PENSTEMON, ROCKY MOUNTAIN WILD THYME

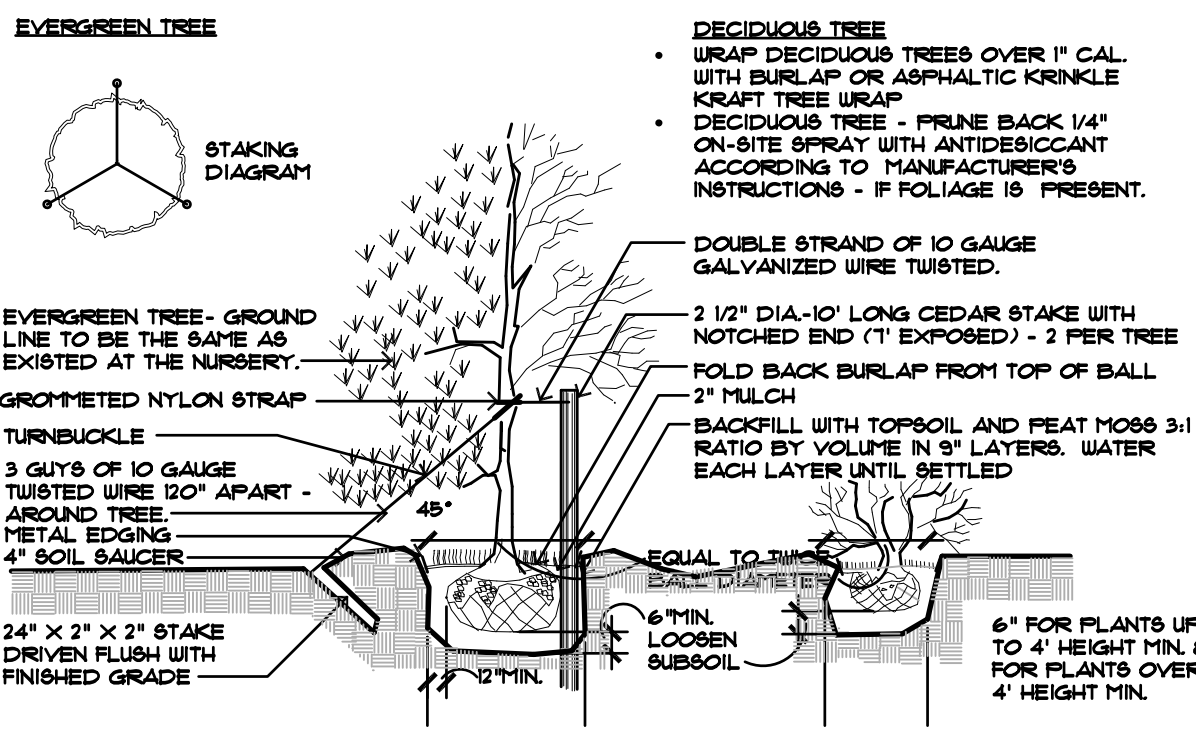
ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF OR
WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:
MOUNTAIN LUPINE CONEFLOWER, WESTERN PENSTEMON, SMALL FLOWERED
COLUMBINE, COLORADO SULFUR FLOWER PENSTEMON, ROCKY MOUNTAIN
GERANIUM, RICHARDSON NODDING GROUNDSEL PENSTEMON, WASATCH
ASTER, ENGLEMANNS WESTERN LARKSPUR PENSTEMON, RYDBERGS
ORANGE MOUNTAIN DAISY AMERICAN VETCH GAILLARDIA/BLANKETFLOWER
GIANT LOUSEWORT

PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
EXISTING	VARIES	--	SEE SITE PLAN		
PROPOSED TREES/SHRUBS TO BE ADDED					
COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	2	8" TALL		
ASPEN	POPULUS TREMULOIDES	4	2"-3" CALIPER		
ROCKY MOUNTAIN BRISTLECONE PINE		1	6'-8" TALL		
SHUBERT CHOKE CHERRY		4	2"-3" CALIPER		
POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.		NEEDS SUN (36" TALL, 4'-0" WIDE)
ALPINE CURRANT	RIBES ALPINUM	6	5 GAL.		GROWS TO 3-6' TALL
PEKING COTONEASTER	COTONEASTER LUCIDAS OR APICALTUS	6	5 GAL.		GROWS TO 6-10' TALL
NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT		PROVIDE TO ALL DISTURBED AREAS

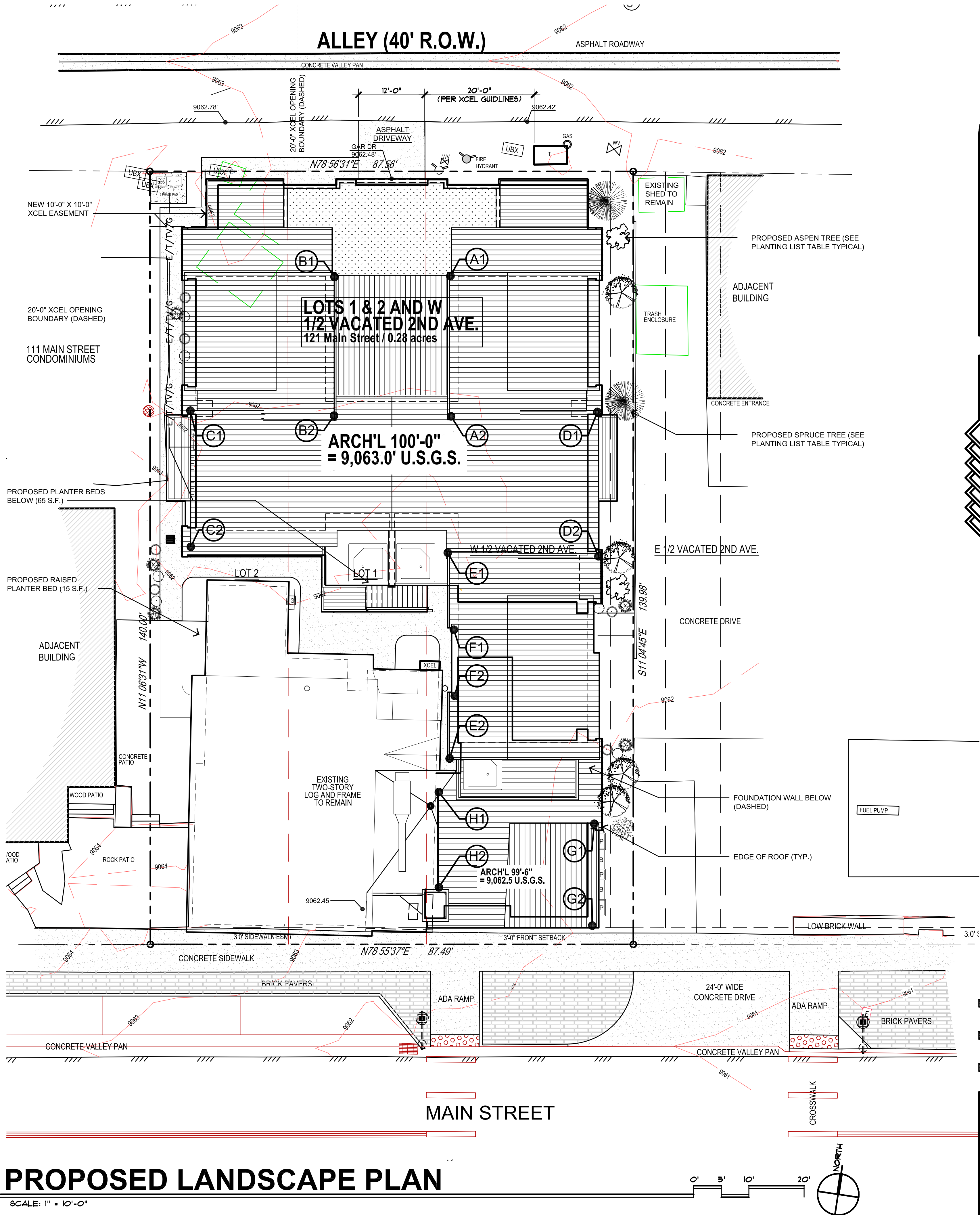
*** NOTE: PLANTER BOXES TO BE 5 S.F. MIN. TO SUBSTITUTE ONE TREE - SEE SITE PLAN***

PLANTING DETAIL



BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION LOWEST POINT	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,099.62'	9,062'	9,062.5'	EXIST'G	9,099.62-9062.0' =	37.62'
A2	9,099.62'	9,061.85'	9,063'	EXIST'G	9,099.62-9061.85' =	37.77'
B1	9,099.62'	9,062'	9,063'	EXIST'G	9,099.62-9062.0' =	37.62'
B2	9,099.62'	9,061.99'	9,063'	EXIST'G	9,099.62-9061.99' =	37.63'
C1	9,096.09'	9,061.25'	9,062'	EXIST'G	9,096.09' - 9,061.25' =	34.84'
C2	9,096.09'	9,061.99'	9,062'	EXIST'G	9,096.09' - 9,061.99' =	34.10'
D1	9,096.25'	9,061.79'	9,062'	EXIST'G	9,096.25' - 9,061.79' =	34.46'
D2	9,096.25'	9,061.89'	9,062'	EXIST'G	9,096.25' - 9,061.89' =	34.36'
E1	9,099.62'	9,061.99'	9,063'	EXIST'G	9,099.62 - 9061.99' =	37.63'
E2	9,099.62'	9,061.79'	9,063'	EXIST'G	9,099.62 - 9061.79' =	37.83'
F1	9,100.44'	9,061.89'	9,062.5'	EXIST'G	9,100.44' - 9,061.89' =	38.55'
F2	9,100.44'	9,061.92'	9,062.5'	EXIST'G	9,100.44' - 9,061.92' =	38.52'
G1	9,077.20'	9,062.7'	9,061.8'	PROP.	9,077.20' - 9,061.80' =	15.40'
G2	9,077.39'	9,062.5'	9,061.8'	PROP.	9,077.39' - 9,061.8' =	15.59'
H1	9,079.35'	9,061.8'	9,062.0'	EXIST'G	9,079.35' - 9,061.80' =	17.55'
H2	9,079.23'	9,061.8'	9,062.0'	EXIST'G	9,079.23' - 9,061.80' =	17.43'



REVISIONS:

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DATE: 6/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: ZL/JC

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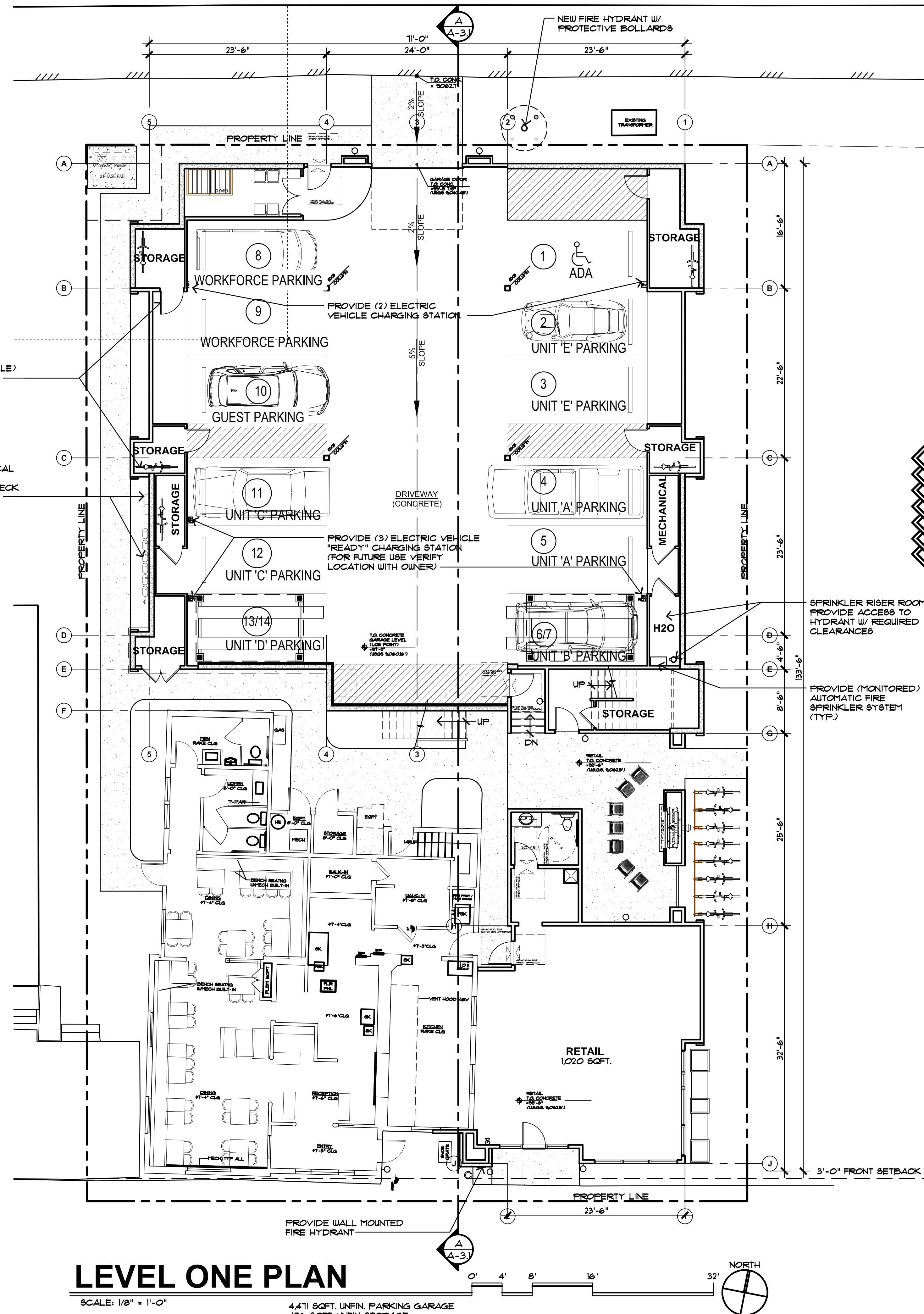
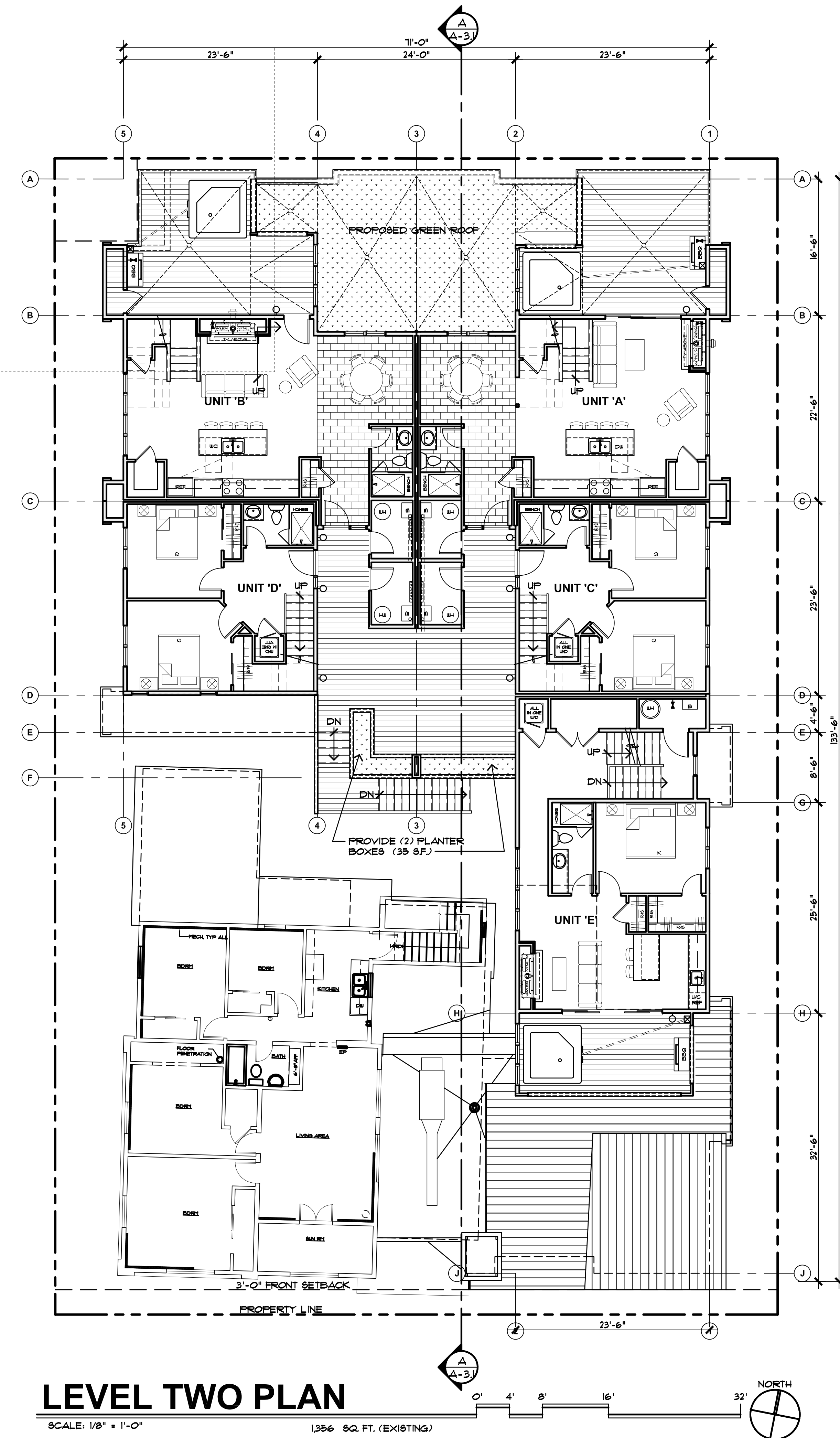
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SIXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

SP-1.2
PROPOSED LANDSCAPE PLAN



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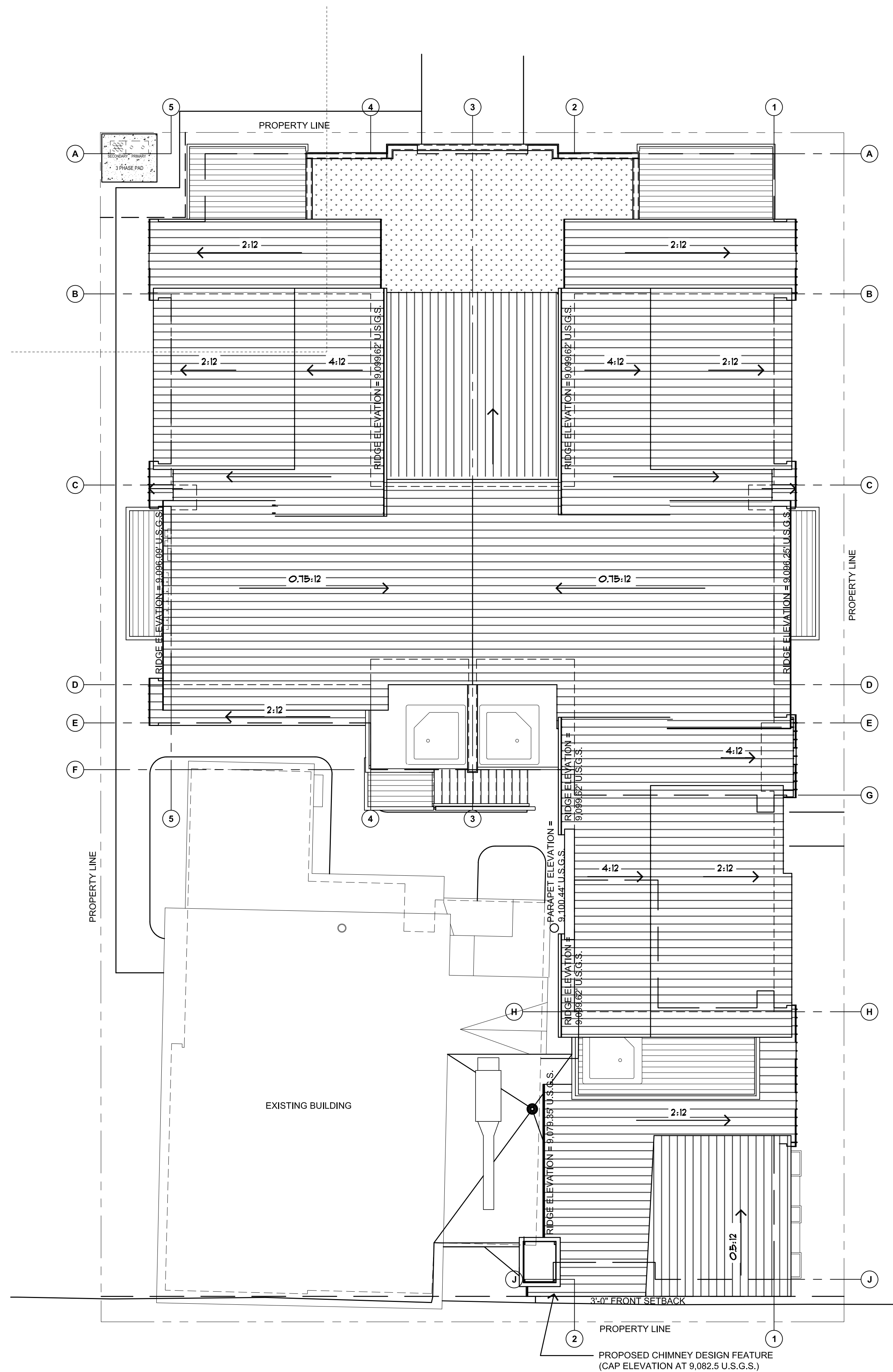
SPRINKLER RISER ROOM PROVIDE ACCESS TO HYDRANT W/ REQUIRED CLEARANCES

PROVIDE (MONITORED) AUTOMATIC FIRE SPRINKLER SYSTEM (TYP.)

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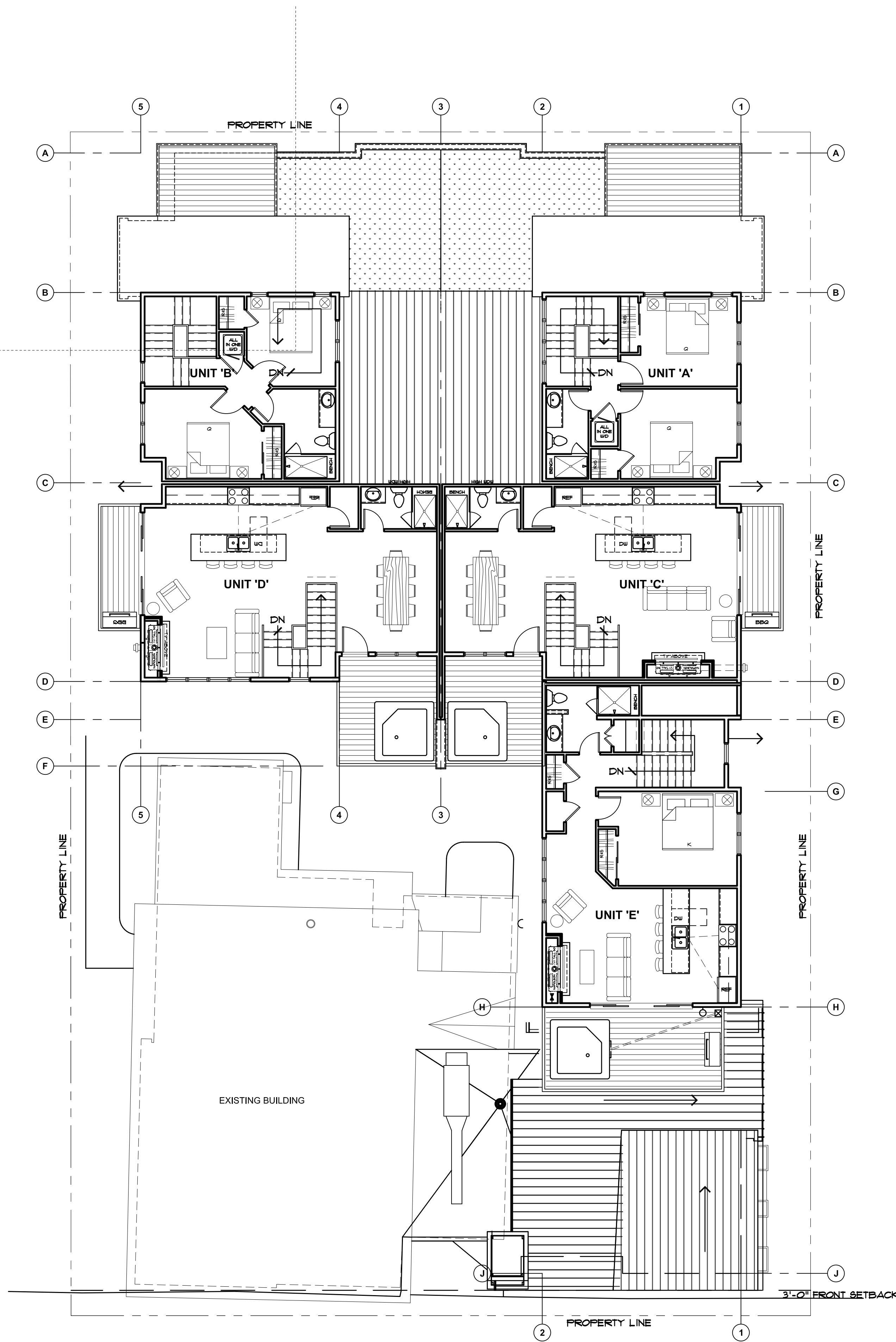
A-1.1
LEVEL ONE AND LEVEL TWO FLOOR PLAN



ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE:
SEE 1/4" SCALE DRAWINGS ON
SHEETS A-1.8 & A-1.9 FOR
MORE INFORMATION.



LEVEL THREE PLAN

SCALE: 1/8" = 1'-0"

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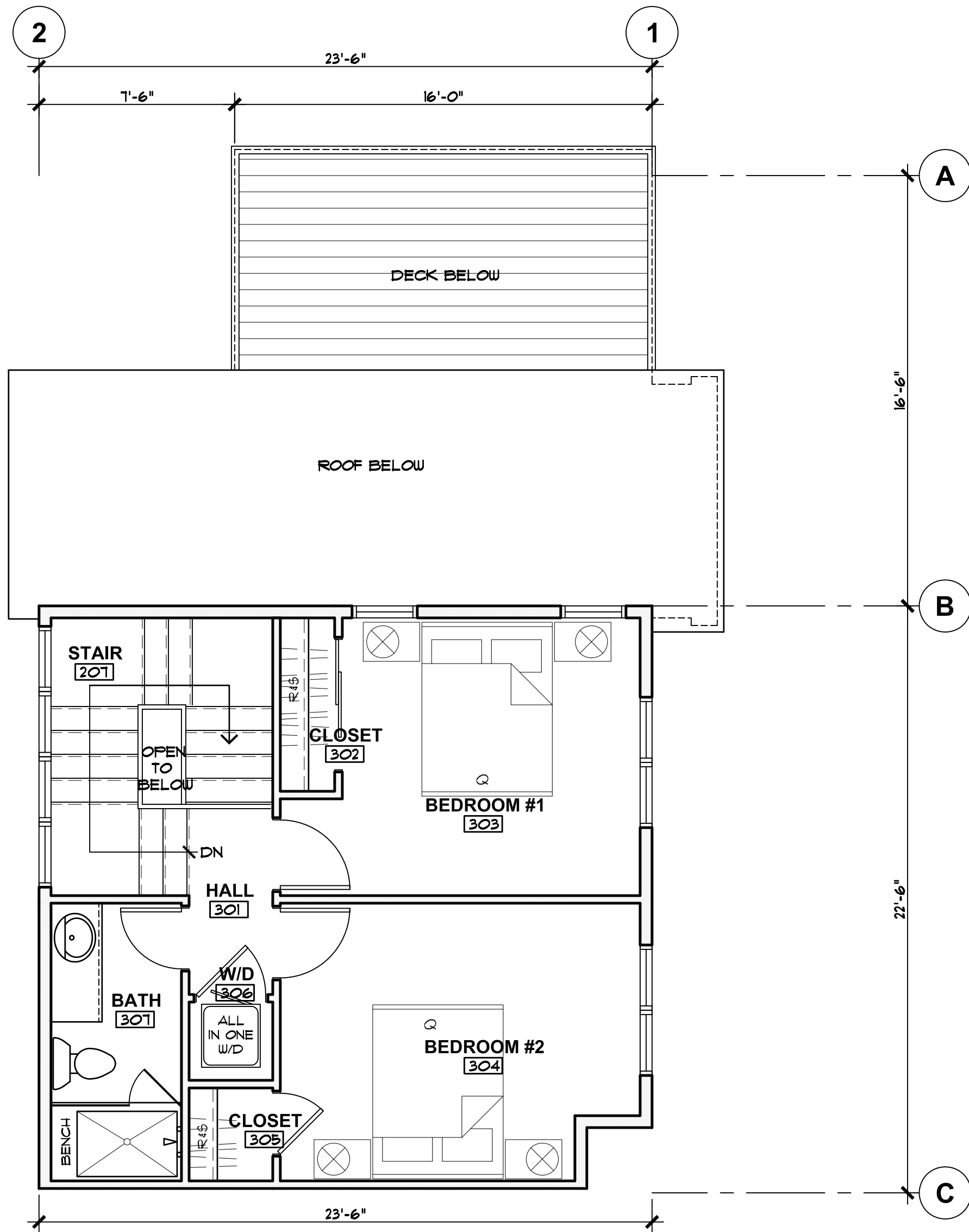
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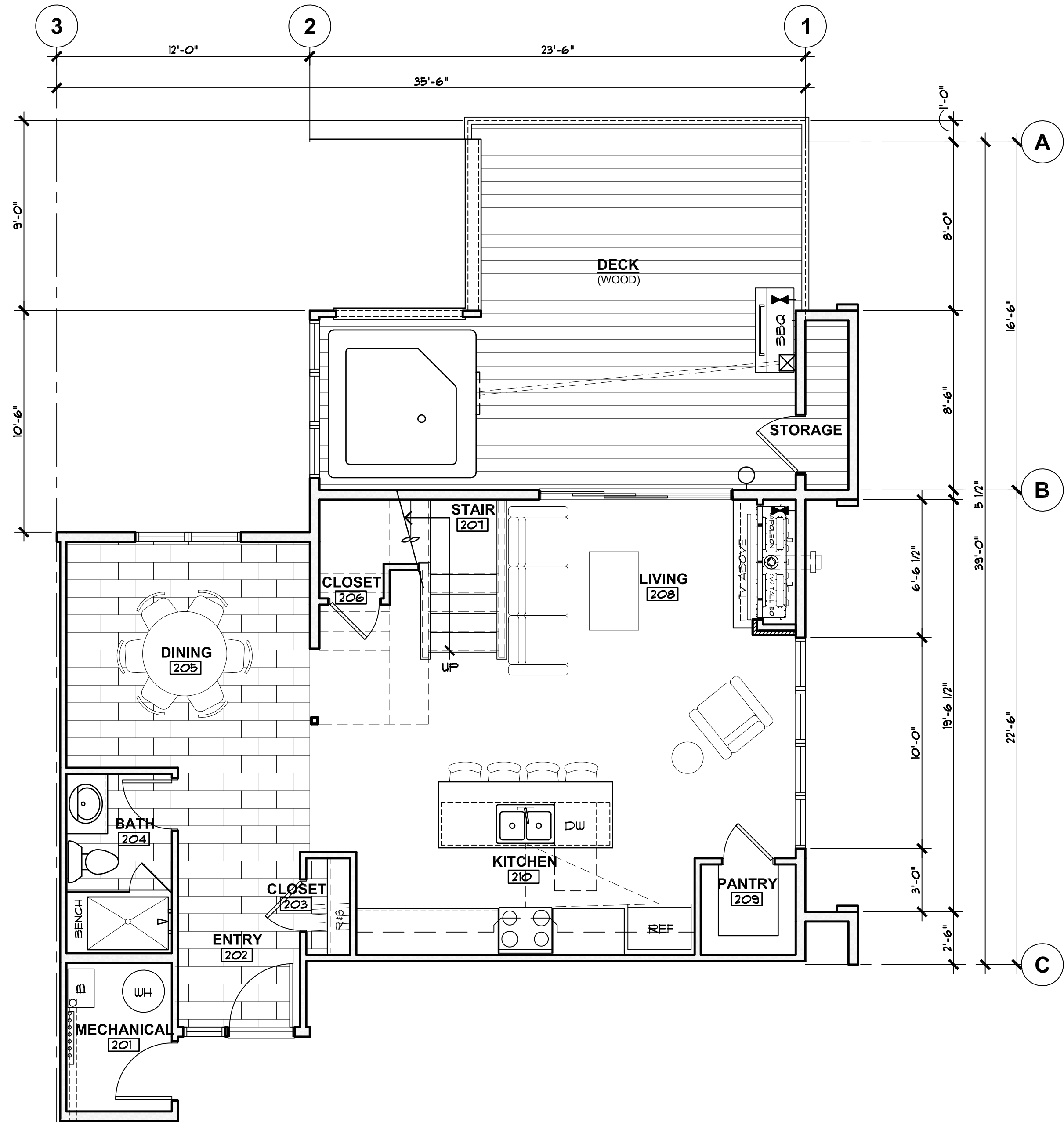
A-1.2
LEVEL THREE AND
ROOF PLAN



UPPER LEVEL

420 FINISHED SF

SCALE: 1/4" = 1'-0"



MAIN LEVEL

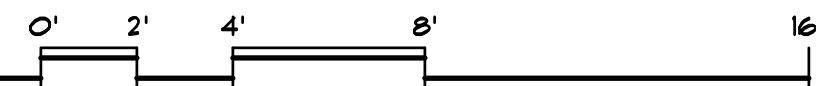
788 FINISHED SF
41 UNFINISHED SF
829 TOTAL SF

SCALE: 1/4" = 1'-0"

UNIT TYP 'A'

SCALE: 1/4" = 1'-0"

1208 FINISHED SF
41 UNFINISHED SF
1249 TOTAL SF
380 DECK SF



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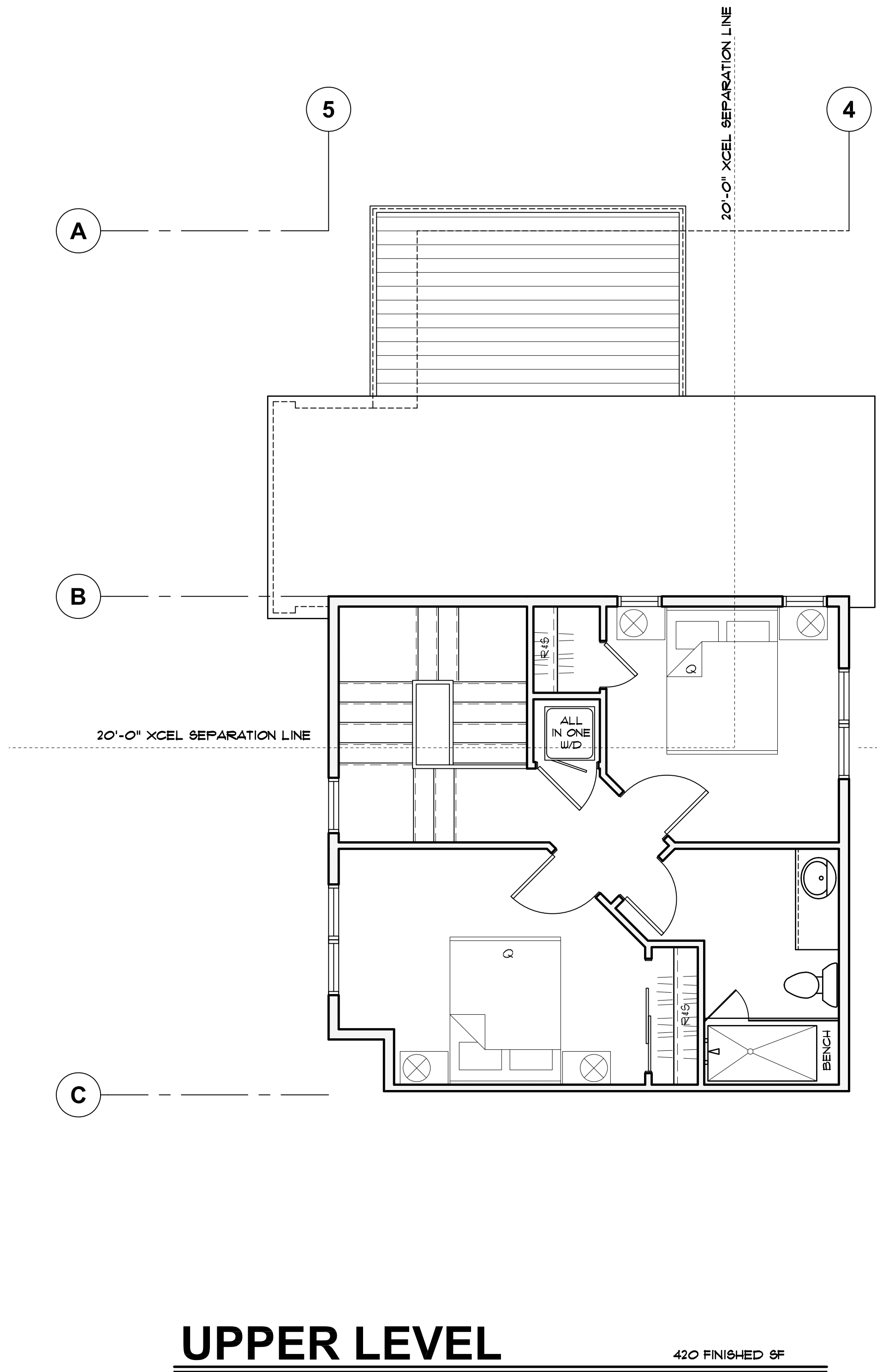
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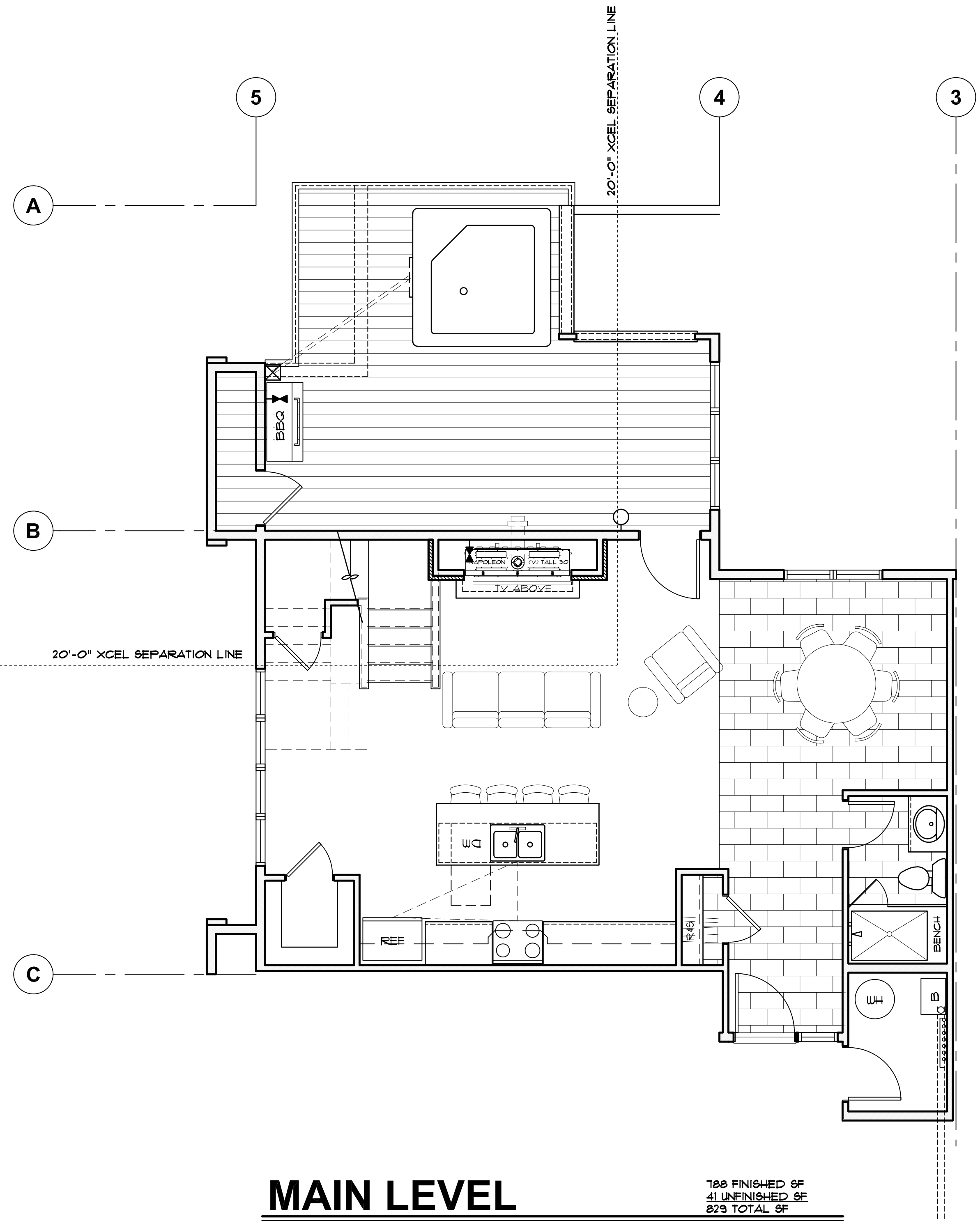
SHEET NUMBER:

A-1.5
UNIT TYPE 'A'



UNIT TYP 'B'

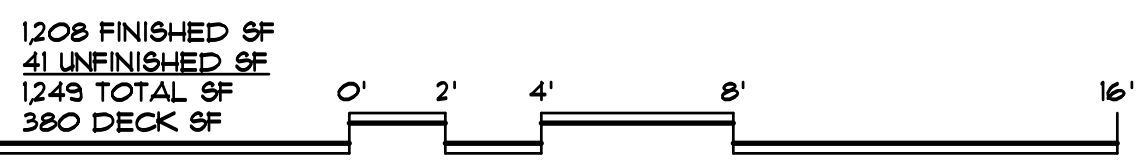
SCALE: 1/4" = 1'-0"



MAIN LEVEL

788 FINISHED SF
41 UNFINISHED SF
1249 TOTAL SF
380 DECK SF

SCALE: 1/4" = 1'-0"



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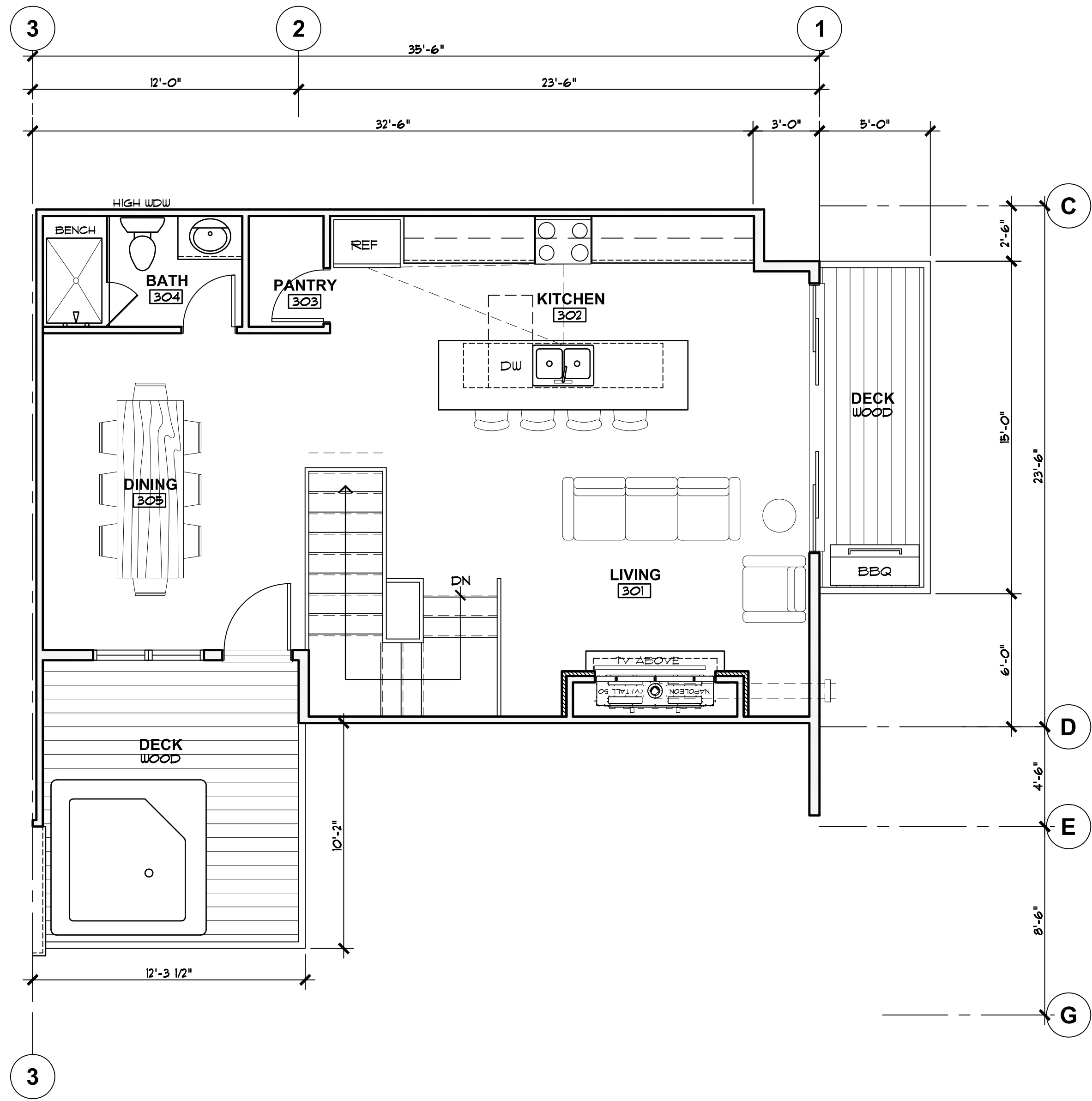
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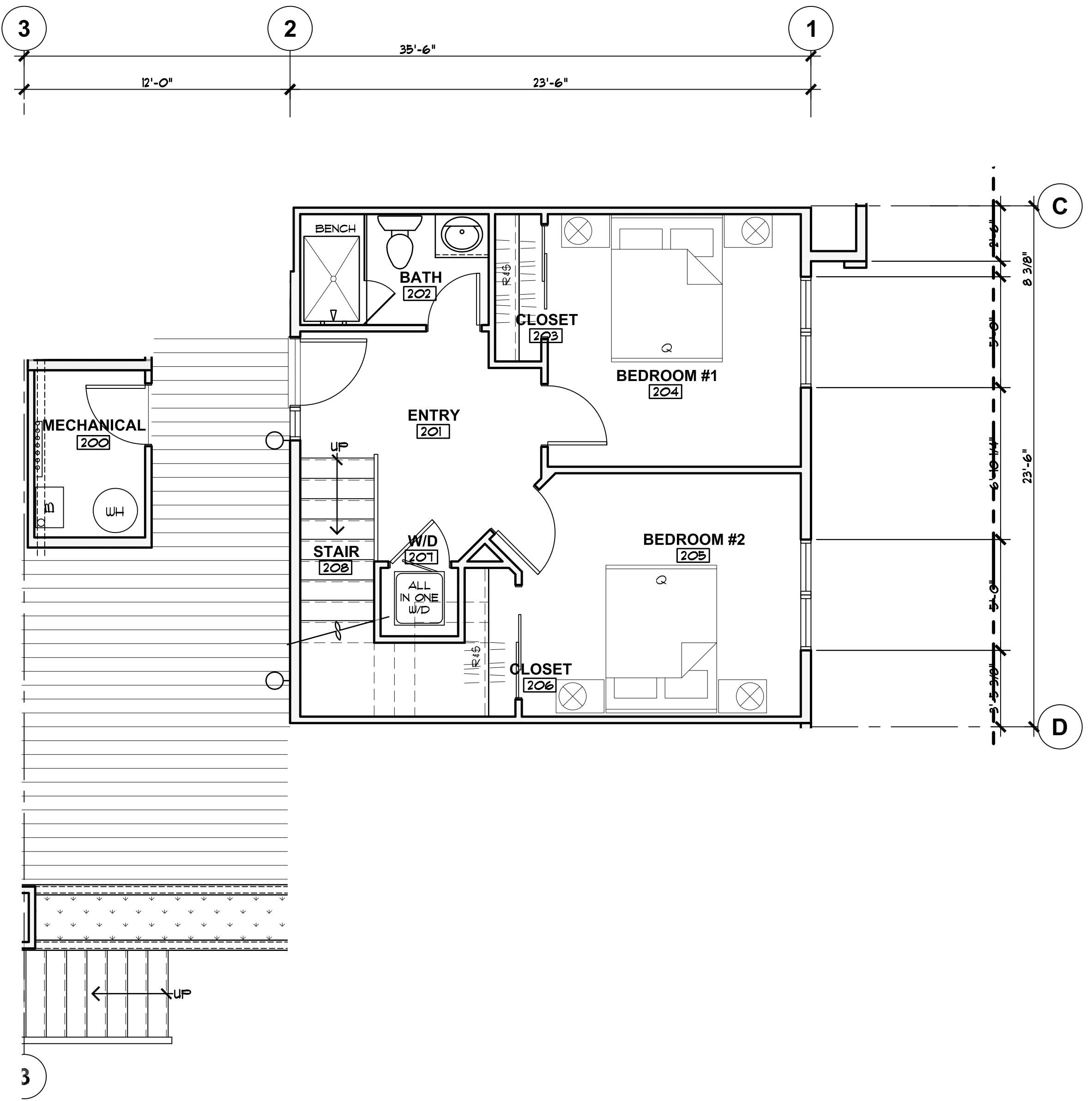
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SHEET NUMBER:
A-1.6
UNIT TYPE 'B'



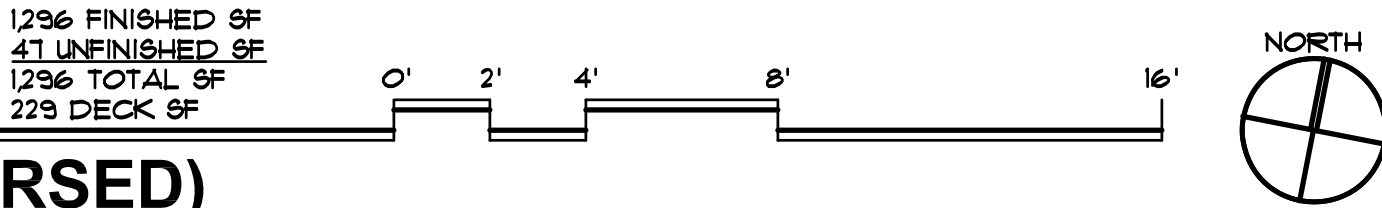
UPPER LEVEL
106 FINISHED SF
SCALE: 1/4" = 1'-0"



MAIN LEVEL
543 FINISHED SF
41 UNFINISHED SF
590 TOTAL SF
SCALE: 1/4" = 1'-0"

UNIT TYP 'C'
SCALE: 1/4" = 1'-0"

(NOTE: UNIT TYP 'D' IS SIMILAR BUT REVERSED)



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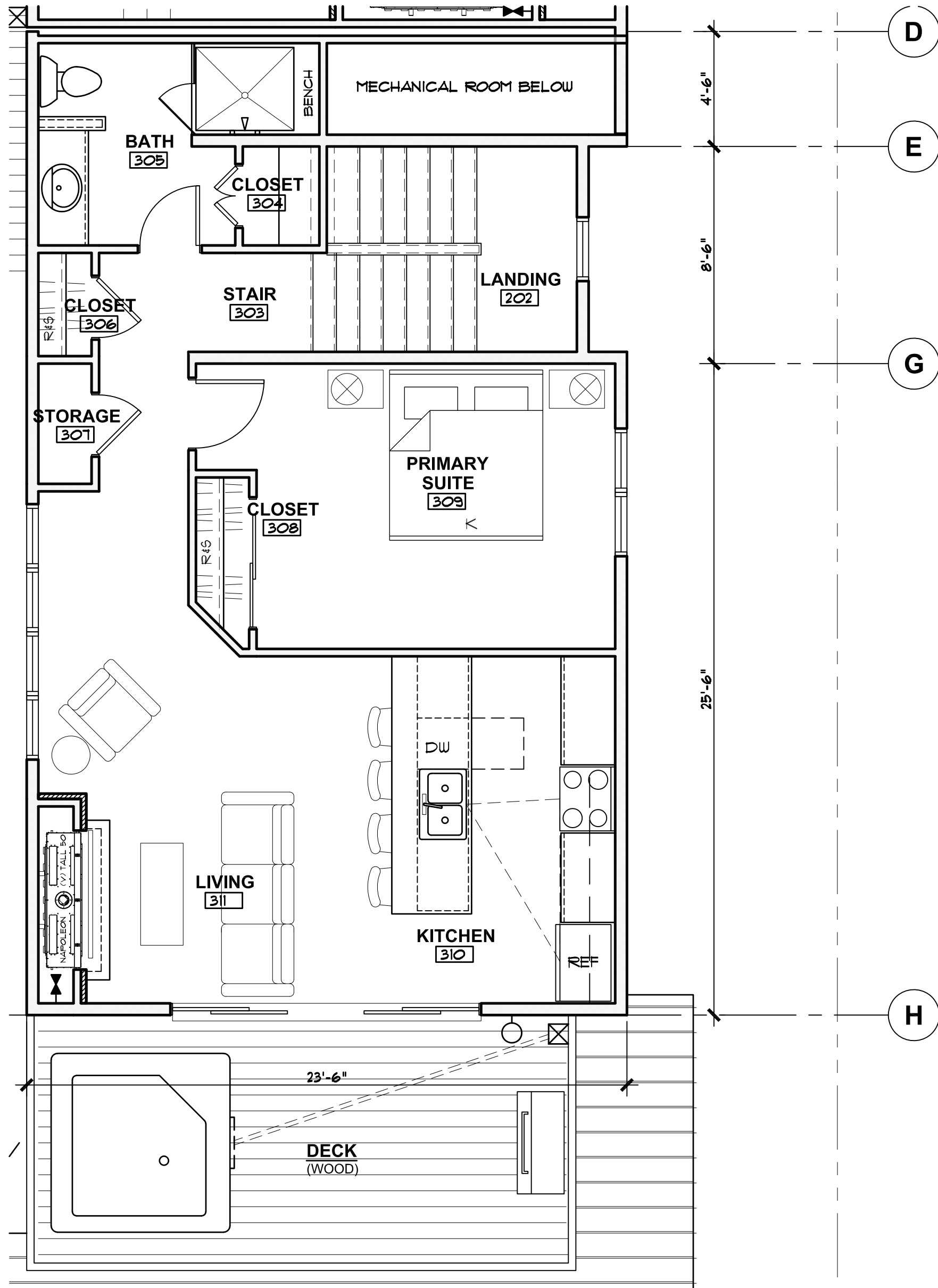
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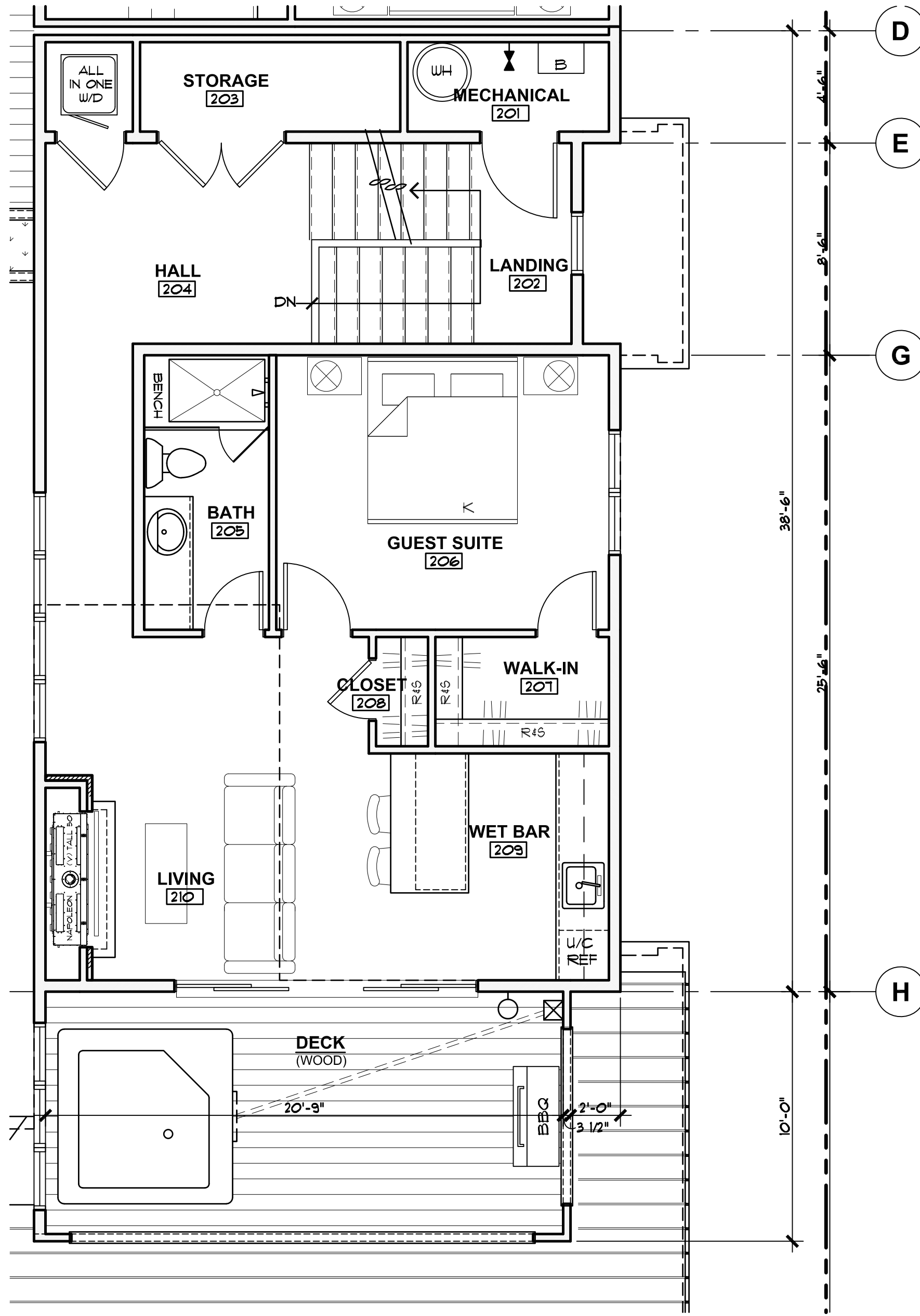
A-1.7
UNIT TYPES
'C' AND 'D'



UPPER LEVEL

153 FINISHED SF

SCALE: 1/4" = 1'-0"



MAIN LEVEL

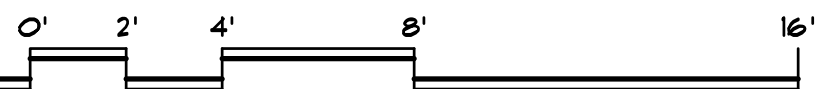
181 FINISHED SF
106 UNFINISHED SF
283 TOTAL SF

SCALE: 1/4" = 1'-0"

UNIT TYP 'E'

SCALE: 1/4" = 1'-0"

1549 FINISHED SF
21 UNFINISHED SF
1646 TOTAL SF
430 DECK SF



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SHEET NUMBER:

A-1.8
UNIT TYPE 'E'

- ROOF NOTES:
1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT LOCATION.

2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.

3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.

4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.

5. REFER TO PLAN FOR ALL ROOF OVERHANGS.

6. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.

7. PROVIDE ADDITIONAL SOFFIT OUTLETS FOR CHRISTMAS LIGHTING - LOCATE PER OWNER INPUT.

8. SEE SHEET SP1.2 FOR BUILDING RIDGE HEIGHTS.

9. PROVIDE ILC AS REQUIRED.

10. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT

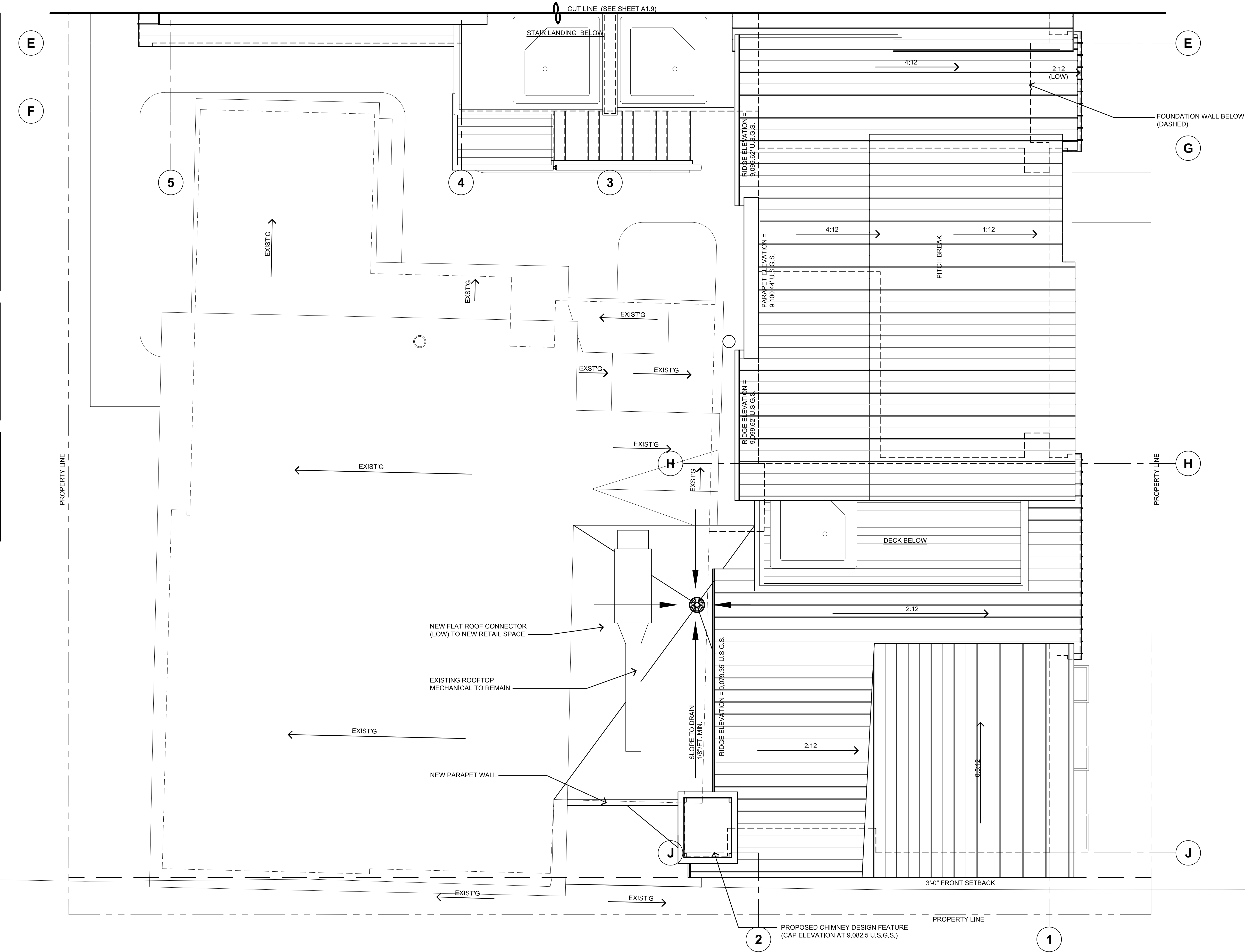
11. ALL PLUMBING VENTS, BOILER VENTS, AND OTHER ROOF PENETRATIONS ARE WITHIN 5" OF RIDGE LINES. PAINT TO MATCH ROOF COLOR.

ROOFING NOTE:
REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

MAINTENANCE NOTE:
THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

COLD ROOF NOTE:

THIS PROJECT INCLUDES A "COLD ROOF" DESIGN. PROVIDE INSULATION BAFFLES AT ALL RAFTER SPACES AND HOLD DOWN VALLEY FRAMING TO ENSURE AIRFLOW ABOVE ALL VALLEYS. THIS INCLUDES FLUSH VALLEYS (SEE DETAIL). IF NECESSARY DRILL HOLES FOR VENTILATION AS APPROVED BY THE STRUCTURAL ENGINEER. THIS INCLUDES BEAMS AND ALL AREAS THAT RESTRICT AIR FLOW FROM SOFFIT VENTS UP TO RIDGE VENTS. PROVIDE 1" DIAMETER HOLES @ 8" O.C. IN THESE AREAS. RETAIN 1 1/2" OF BEAM ABOVE VENTILATION HOLES. VERIFY WITH STRUCTURAL ENGINEER.



ROOF PLAN (SOUTH)

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405

DATE: 6/30/2026

DRAWN BY: J PAULAK

CHECKED BY: Z LEVIN

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SIXTH DEGREE TOWNHOMES

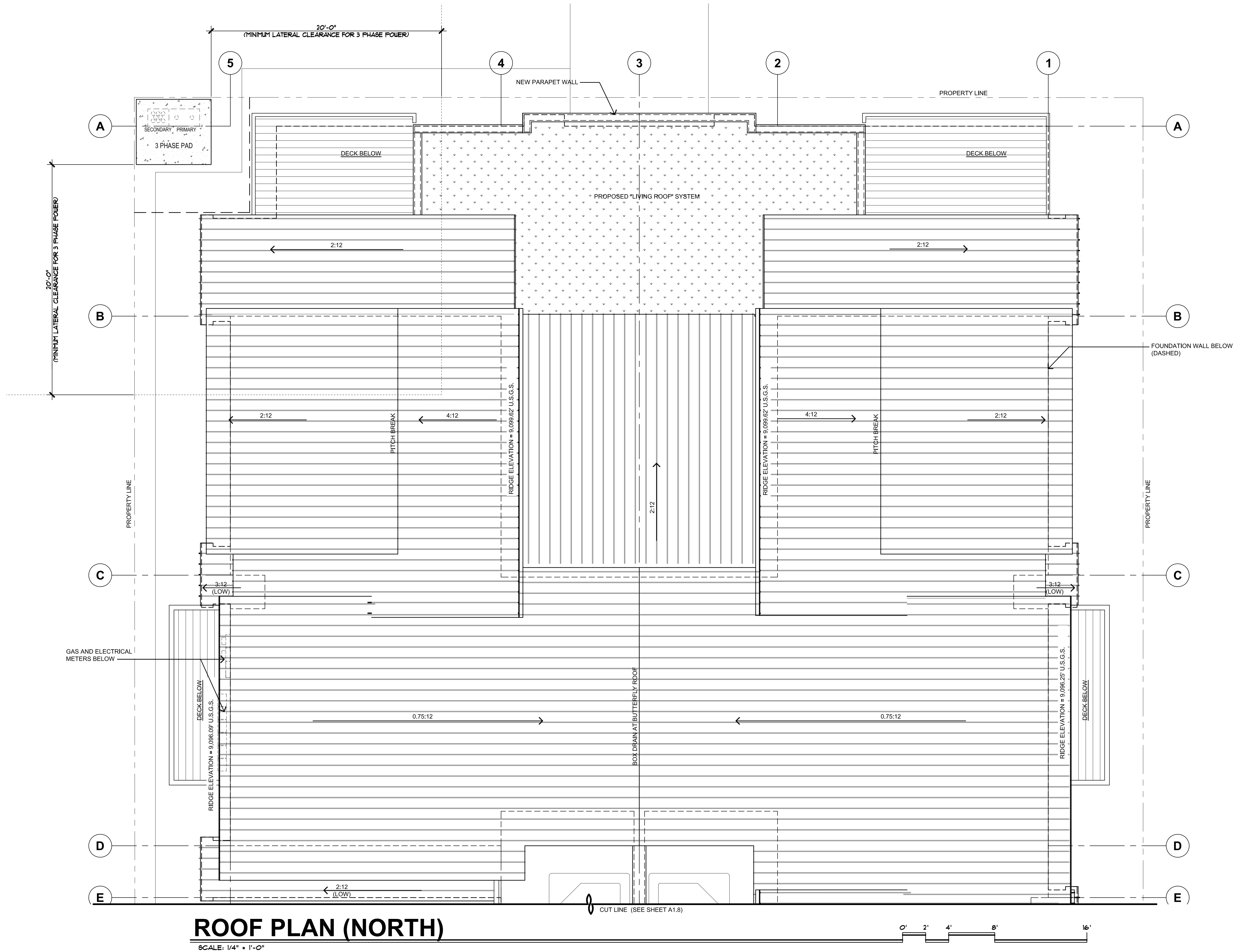
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SHEET NUMBER:

A-1.9

ROOF PLAN (SOUTH)



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SHEET NUMBER:
A-1.10
ROOF PLAN (NORTH)



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR -LIMSTONE TUSCAN GREY SAWN



NORTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

REVISIONS:

JOB NO: 52405
DATE: 6/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN / J CLARK

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026
REVISED
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/30/2026

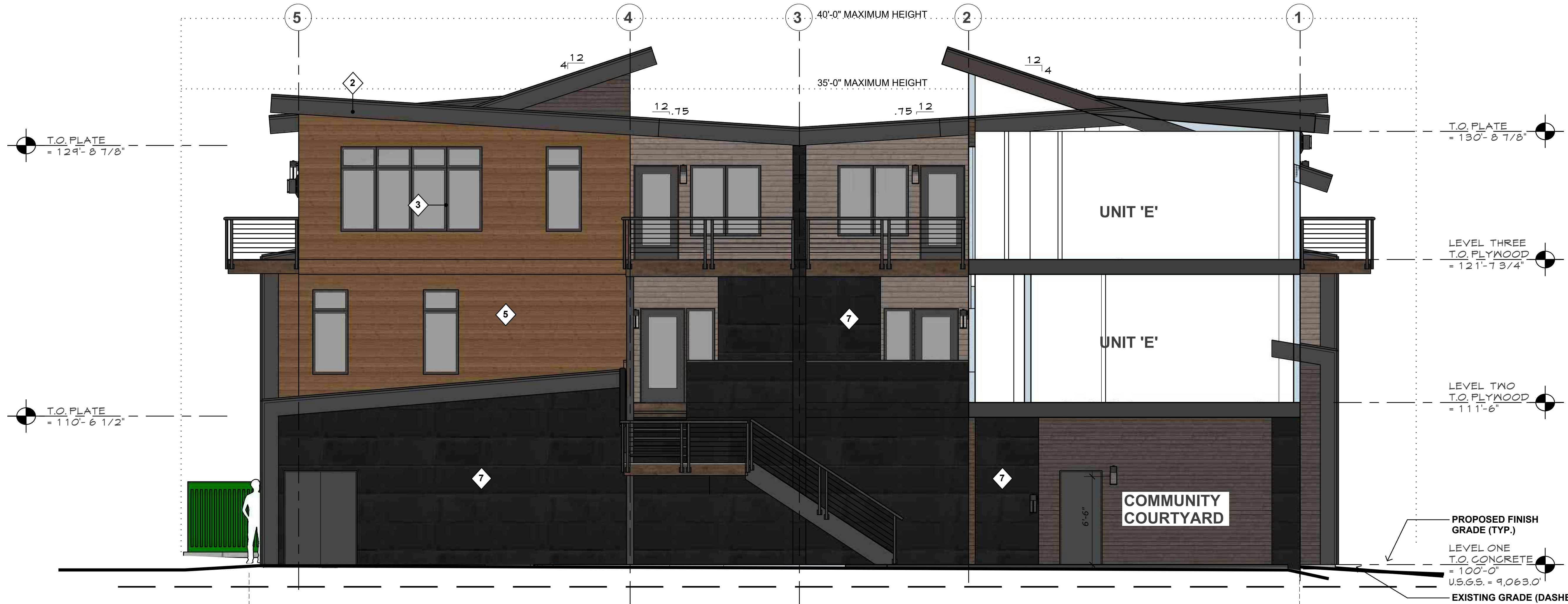
bhh Partners of Colorado
560 ADAMS AVE, SILVERTHORNE, CO 80497 P.O. BOX 7995-334 BRECKENRIDGE, CO 80424 (970) 453-6860

SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

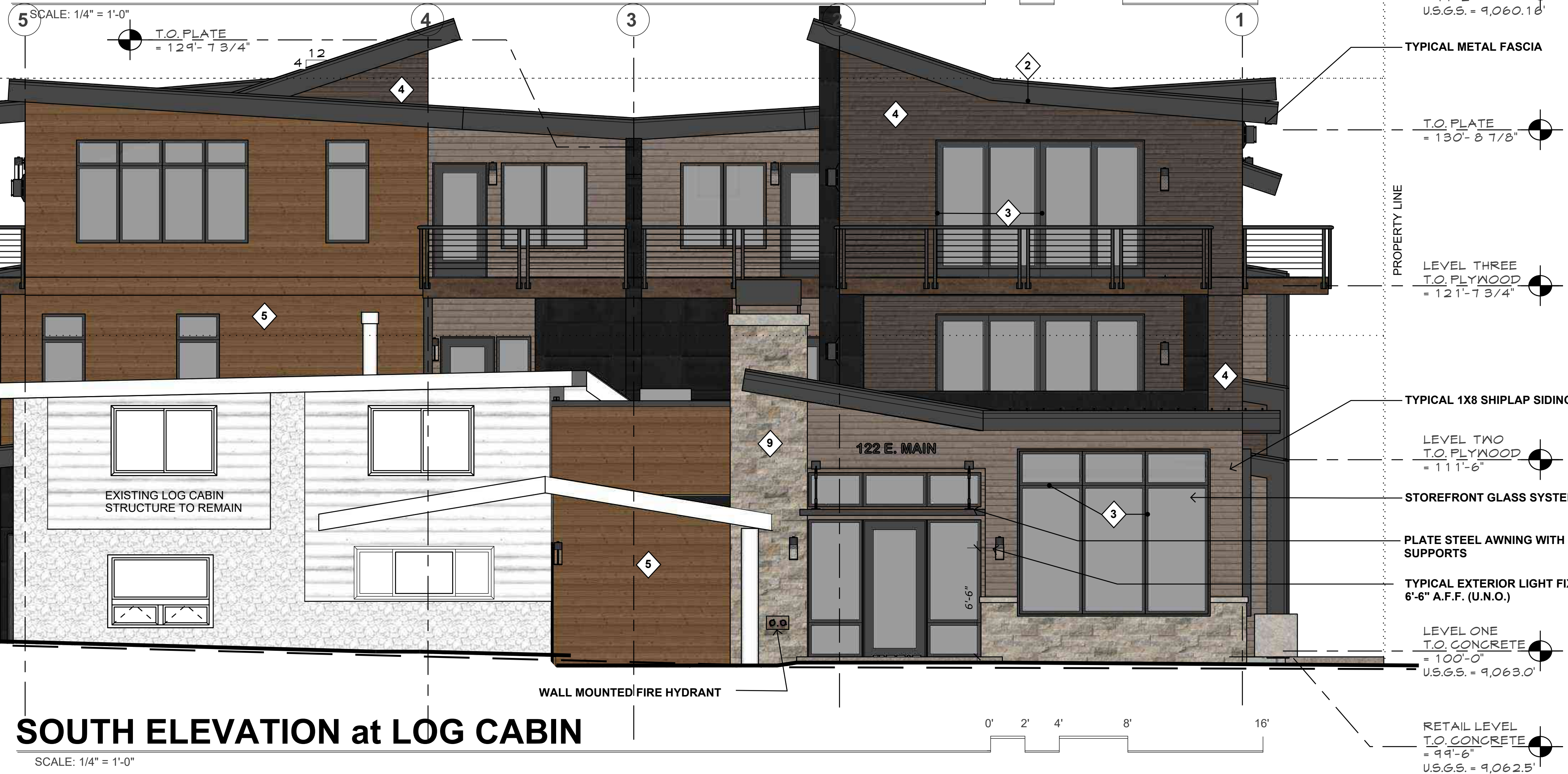
© 2026

SHEET NUMBER:

A-2.1
BUILDING
PERSPECTIVES



SOUTH ELEVATION/ PARTIAL SECTION



COLOR LEGEND

- | | | |
|---|--|--|
| 1 | METAL ROOF
-IMAGE II (STAND'G SEAM) | mfr: METAL SALES
color: SLATE GREY |
| 2 | METAL FASCIA | mfr: METAL SALES
color: SLATE GREY |
| 3 | WINDOW CLAD
and FLASHINGS | mfr: SIERRA PACIFIC
color: BLACK |
| 4 | HORIZONTAL SIDING
-1X4 T & G | mfr: SPECIALTY WOOD PRODUCTS
color: NEW AGE BARNUM |
| 5 | HORIZONTAL SIDING
-1X6 CHANNEL RUSTIC | mfr: SPECIALTY WOOD PRODUCTS
color: NEW AGE HIGHLANDS |
| 6 | HORIZONTAL SIDING
-1X8 SHIPLAP | mfr: SPECIALTY WOOD PRODUCTS
color: NEW AGE HILLTOP |
| 7 | METAL SIDING
-TLC-1 FLAT | mfr: METAL SALES
color: BLACK |
| 8 | METAL ROOFING (VERTICAL)
-IMAGE II (STAND'G SEAM) | mfr: METAL SALES
color: SLATE GREY |
| 9 | STONE VENEER | mfr: TELLURIDE STONE
color: ASHLAR-LIMSTONE
TUSCAN GREY SAWN |

EXISTING EMPLOYEE HOUSING UNIT
T.O. PLYWOOD
= 107'-11 7/8"

EXISTING RESTAURANT SPACE
T.O. CONCRETE
= 99'-5 3/8"
(U.S.G.S. 9,062.45')

SOUTH ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 6/30/2026
DRAWN BY: J PAWLAK

CHECKED BY: Z LEVIN / J CLARK

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

REVISED
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/30/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
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SHEET NUMBER:

A-2.2

SOUTH
ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"

20' 0" (MIN.)
OPENING CLEARANCE PER XCEL

LOCATE (6) PROPOSED GAS METERS
IN APPROVED NATURAL GAS BANK

0' 2' 4' 8' 16'

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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7	METAL SIDING -TLC-1 FLAT	mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN



WEST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

REVISIONS:

JOB NO: 52405
6/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN / J CLARK

TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

REVISED
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/30/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.3
WEST
ELEVATION

REVISIONS:

JOB NO:
DATE:
DRAWN BY:

52405
6/30/2026
J PAWLAK

CHECKED BY: Z LEVIN / J CLARK

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

REVISED
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/30/2026

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SHEET NUMBER:

A-2.4
NORTH
ELEVATION

SIXTH DEGREE TOWNHOMES



EXISTING XCEL ENERGY ELECTRICAL
TRANSFORMER (NO WORK).

NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PRODUCT DETAILS:

- Wet Rated
- Dark Sky compliant design limits light pollution in surrounding outdoor spaces
- Outdoor finishes carry a 2-year warranty
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Part of the MOOO Collection, designed to elevate contemporary architecture with modern style, clean lines, and precisely engineered illumination

ARIA

2305KZ

LARGE WALL SCONCE
Aria is a contemporary style that effortlessly complements the facade of any exterior. Its modern shape in durable aluminum is enhanced by a stainless steel mesh shade.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Aluminum
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	7.3"
HEIGHT:	21.8"
WEIGHT:	3lb
BACK PLATE:	4.5"W X 8.25"H
EXTENSION:	8.8"
TOP TO OUTLET:	5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	2 SWSR20-30K
WATTAGE:	1-6 50w Med. LED *Included
VOLTAGE:	120v
LUMENS:	205
CR:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	20.5
CARTON WIDTH:	10.5
CARTON HEIGHT:	10
CARTON WEIGHT:	5

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
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8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5039

hinkley.com



EAST ELEVATION

SCALE: 1/4" = 1'-0"

LOCATE (6) PROPOSED ELECTRICAL METERS IN APPROVED ELECTRICAL BANK

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfgr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfgr: SIERRA PACIFIC color: BLACK
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6	HORIZONTAL SIDING -1X8 SHIPLAP	mfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
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8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfgr: METAL SALES color: SLATE GREY
9	STONE VENEER	mfgr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN

EXISTING EMPLOYEE HOUSING UNIT
T.O. PLYWOOD
= 107'-11 7/8"

NEW RETAIL SPACE
T.O. CONCRETE
= 99'-6"
(U.S.G.S. 9,062.5')

EXISTING RESTAURANT SPACE
T.O. CONCRETE
= 99'-5 3/8"
(U.S.G.S. 9,062.45')

PROPERTY LINE

BULK PLANE

EAST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"



EXISTING LOG CABIN STRUCTURE TO REMAIN (BEYOND)

REVISIONS:

JOB NO: 52405
DATE: 6/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN / J CLARK

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026
REVISED
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/30/2026

bhh Partners of Colorado
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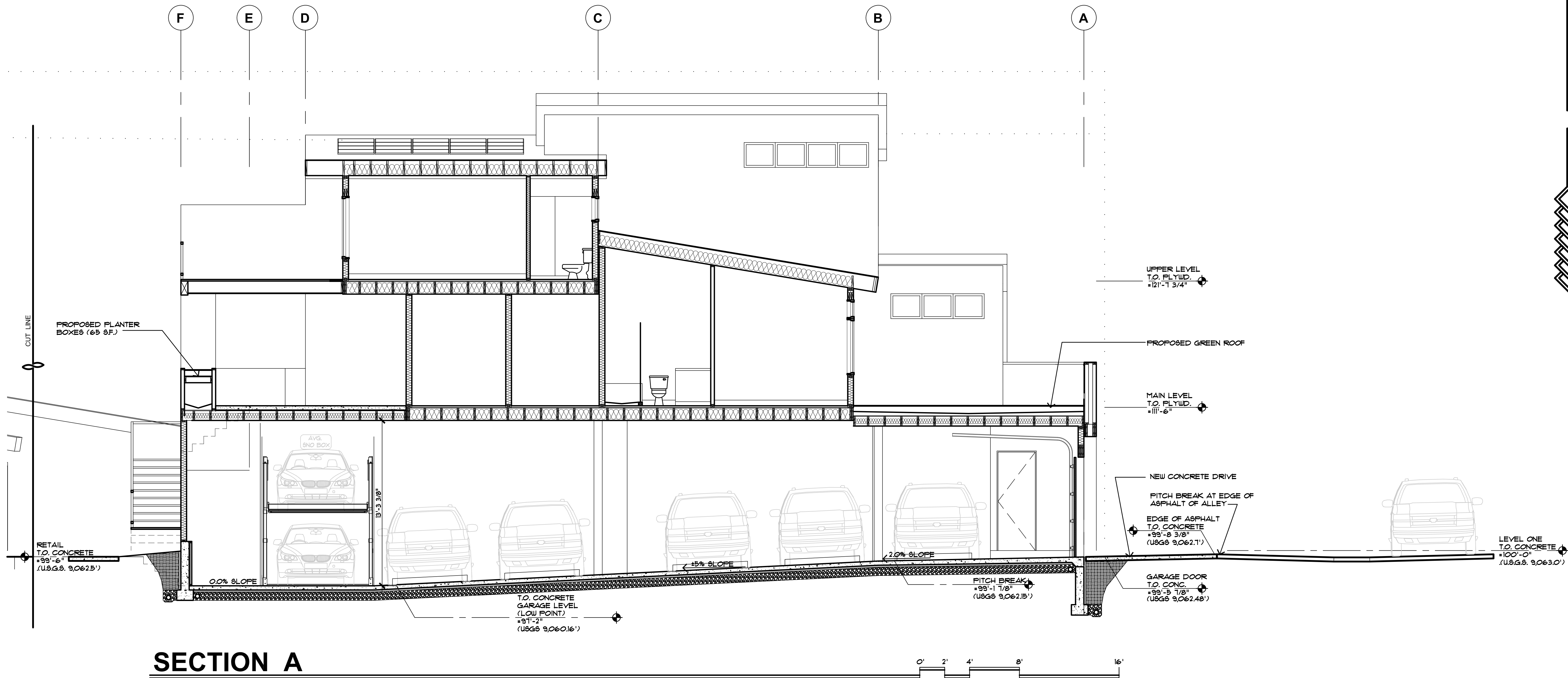
SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2026

SHEET NUMBER:

A-2.5

EAST
ELEVATION



SECTION A

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 6/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/25/2026

REVISED
TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/30/2026

bhh *Partners of Colorado*
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880 www.bhhpartners.com
SIXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

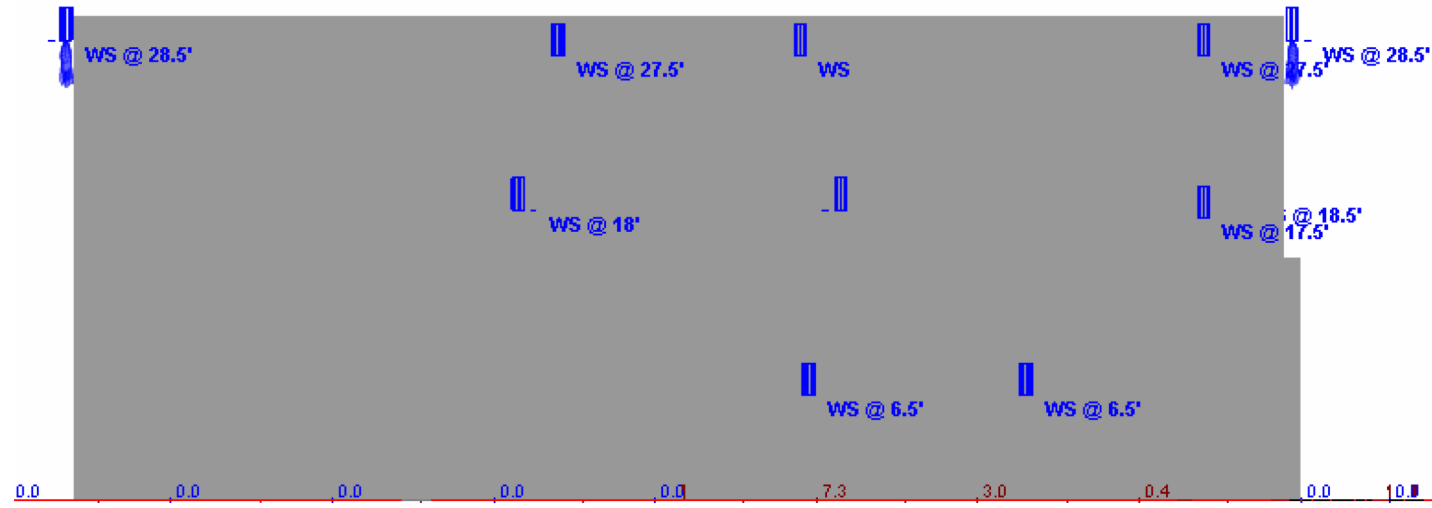
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SHEET NUMBER:

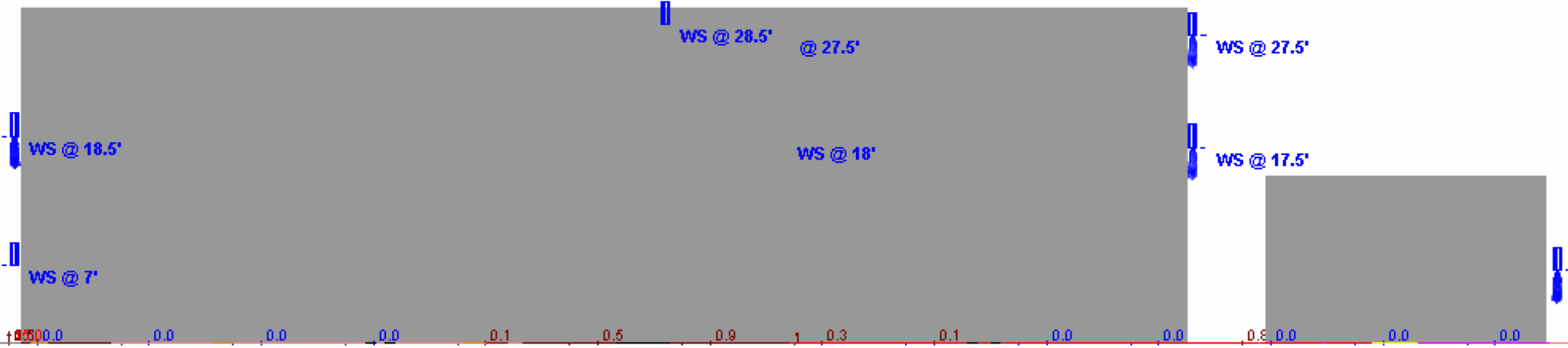
A-3.1
BUILDING SECTIONS

Schedule				
Manufacturer	Catalog Number	Description	Lamp	Wattage
Hinkley	2305KZ	1325BK with 7W R20 LED Lamp	LED	6.42

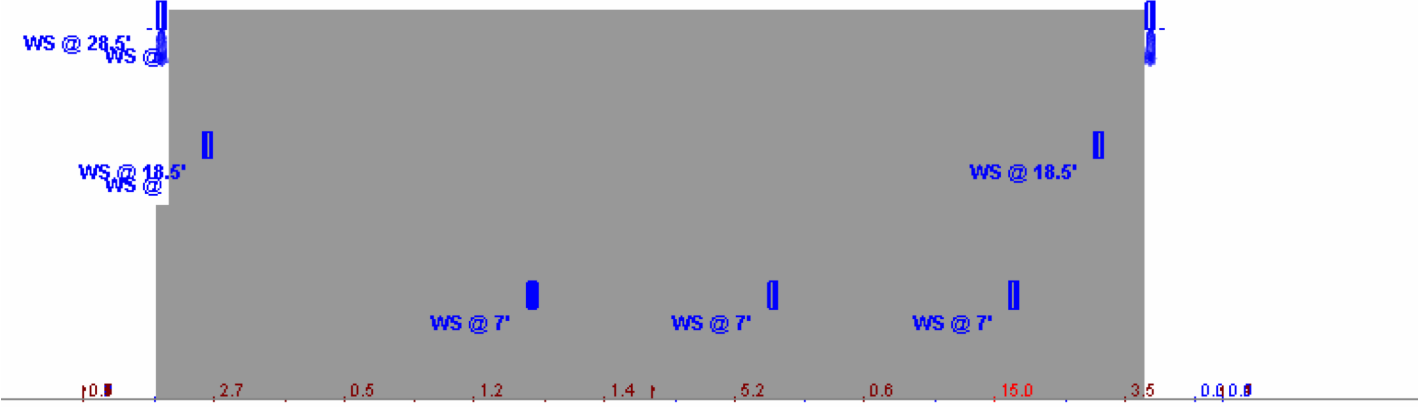
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	1.0 fc	15.0 fc	0.0 fc	N/A	N/A



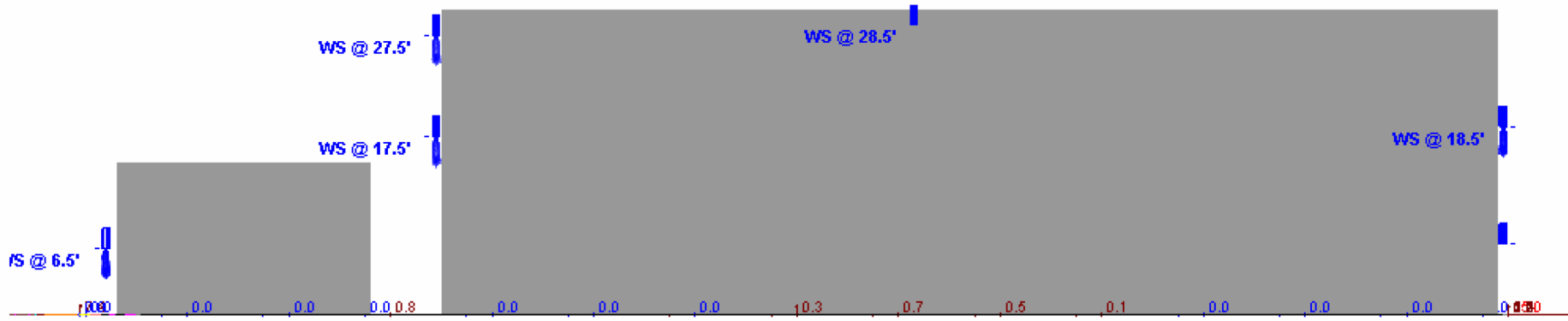
3 ELECTRICAL SITE LIGHTING CALCULATIONS SOUTH ELEVATION
E-1.02 1/8" = 1'-0"



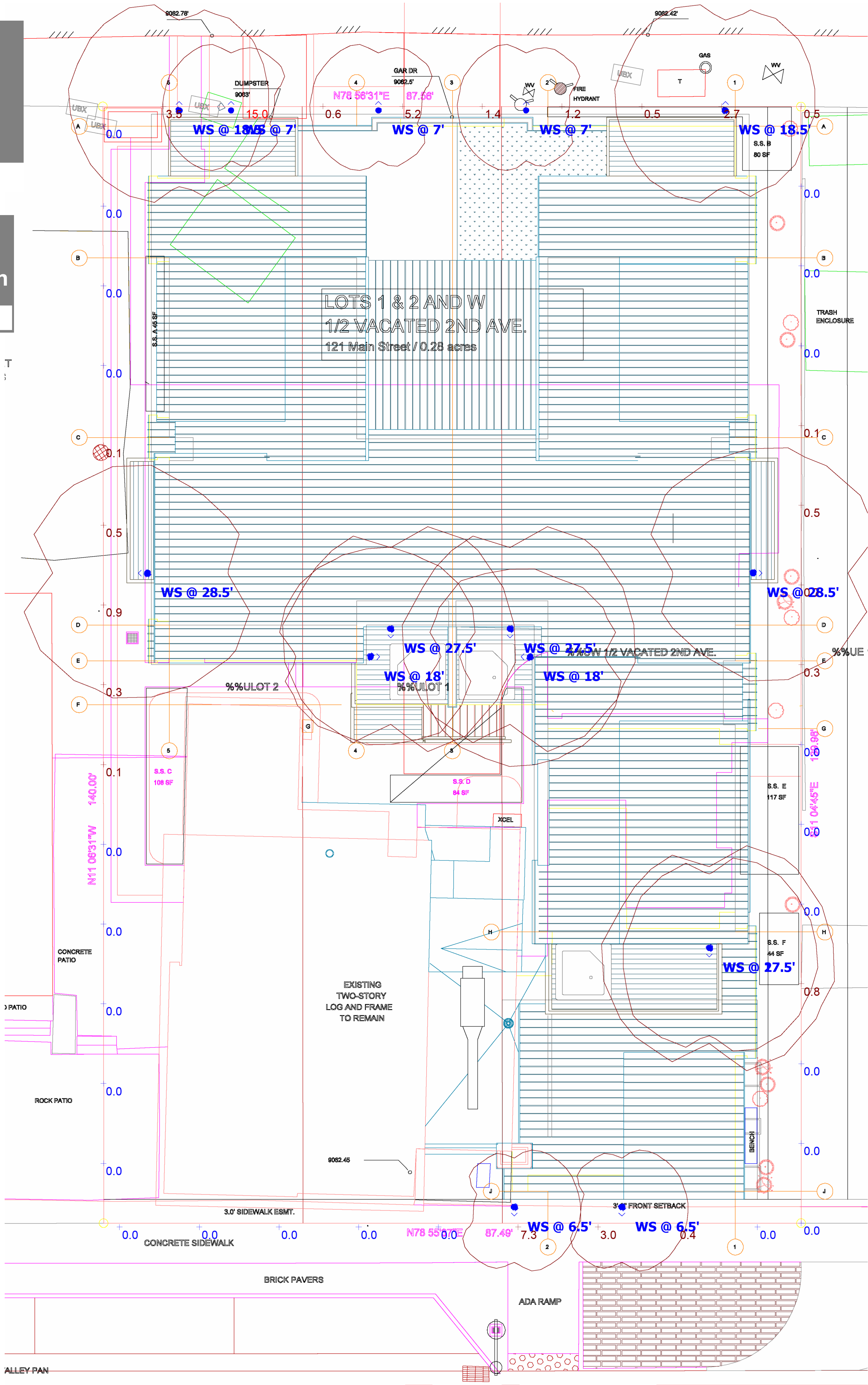
5 ELECTRICAL SITE LIGHTING CALCULATIONS WEST ELEVATION
E-1.02 1/8" = 1'-0"



6 ELECTRICAL SITE LIGHTING CALCULATIONS NORTH ELEVATION
E-1.02 1/8" = 1'-0"



7 ELECTRICAL SITE LIGHTING CALCULATIONS EAST ELEVATION
E-1.02 1/8" = 1'-0"



1 ELECTRICAL SITE LIGHTING CALCULATIONS
E-1.02 1/4" = 1'-0"

INDOOR ENVIRONMENTS USA

A LIMITED LIABILITY COMPANY

1920 13th STREET, SUITE B1
BOULDER, CO 80302
720 742-1587

REVISIONS:

JOB NO: 62025

DATE: 04/21/26

DRAWN BY: Author

CHECKED BY: Checker

COLORADO LICENSED
ELECTRICAL ENGINEER
55707
14 FEB. 2026

ELECTRICAL SITE LIGHTING LEVELS

SIXTH DEGREE TOWNHOMES

121 MAIN STREET, FRISCO, COLORADO
LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE

SHEET NUMBER

E-1.02



Building a Better World
for All of Us®

MEMORANDUM

TO: Katie Kent, Community Development Director

FROM: Chris McGinnis, PE

DATE: July 2, 2026

RE: MAJ-25-0002 (121 E Main Street) Major Site Plan Engineering Review

The major site plan submittals for MAJ-25-0002 were reviewed for general conformance with Town Code, standards, and general engineering principals. Plans have been attached which include engineering comments.

Previous comments sent on 01/05/2026 and 05/19/2026 were substantially addressed. The TIS and other submittals generally conform to engineering standards, with the following comments.

Water Main Replacement

Previous comments and revisions have addressed the existing water main and associated easement. The existing water main is located along the edge of the easement, resulting in insufficient separation from the proposed building, and it may also be undersized to serve the proposed development. The plans propose replacing the water main and relocating it to the center of the easement between the buildings, which is an acceptable solution.

However, a note on Sheet C-2 states that the water main is "to be replaced by Town." The proposed development necessitates replacement and relocation of the water main to maintain compliance with Town standards and Colorado Department of Public Health and Environment (CDPHE) design criteria. Specifically, if the water main remained in its existing location, the proposed development would not comply with Section 8.8.2 of the CDPHE Design Criteria for Potable Water Systems due to inadequate separation from the proposed storm sewer. As the need for the water main replacement is a direct result of the proposed development, the replacement shall be the responsibility of the developer. The plans have been redlined accordingly and shall be revised by the applicant prior to issuance of the building permit.

Additionally, the proposed 4-inch water main may be undersized to adequately serve the proposed development. The applicant shall analyze the increased demand from the development and confirm compliance with IBC and IFC fire flow requirements. If the 4-inch main size is not sufficient, a larger diameter main must be specified to meet code requirements.

The applicant shall be responsible for the design, funding, and construction of all water infrastructure improvements shown on the approved plans. All work shall be completed in accordance with the Town's Water Construction Standards and all other applicable Town requirements. The Town shall inspect all water infrastructure improvements, and all work must be completed in compliance with Town standards and code requirements prior to final acceptance and project signoff.

Waiver Requests

Three waiver requests were included in original application. One waiver was rejected for the Main Street driveway modification, the design was modified for the driveway, and that waiver is no longer required.

Two waivers remain for the property

- Waiver 1 – Parking garage slope exceeding 4% max parking slope in the Town Street Design Standards
- Waiver 2 – Alley driveway separation less than 30 feet per Town Street Design Standards

We recommend approval of Waiver 1. The 4% max parking slope is generally intended for outdoor parking exposed to snow and weather conditions. The 5% proposed slope meets IBC standards, which is more applicable for an enclosed parking structure.

We also recommend approval of Waiver 2. The driveway not meeting 30' of separation is for a dumpster enclosure – due to the very low volume of this driveway, as well as being located on an alley, reduces concerns of driveway separation and meets waiver criteria.

201 E Main (Loaf 'N Jug)

The proposed development will impact the adjacent property at 201 E Main through the replacement of the water line within the easement, as well as changes the previously shared driveway.

The water line replacement will affect the driveway, shed, and trash enclosure on Loaf 'N Jug's portion of the water easement.

Due to the reduction in the Main Street driveway width, the modified driveway will be misaligned with 3rd Ave, below the minimum width for a commercial driveway, and not accommodate truck turning movements in both directions. To resolve these issues, the west Loaf 'N Jug driveway is proposed to be converted to a one-way driveway.

It is the responsibility of the applicant to communicate the changes and impacts with the owner of 201 E Main Street and coordinate impacts during construction.

Drawing Comments

The plans dated 06/25/2026 were reviewed and redlined comments were added and attached. These comments need to be addressed and plans revised prior to approval of building permits.

Full comments are shown on the plans. Below is a summary of comments:

- Water Infrastructure Comments
 - The note stating that the Town is replacing the water main to be deleted and replaced with a note stating that water main to be replaced by Developer
 - Town Water Superintendent to review proximity of new storm sewer to water infrastructure and confirm compliance with CDPHE regulations
- An existing snow storage and parking agreement is referenced on the west side of the building. From a review of this agreement, it appears to no longer be applicable after the development and may be terminated per the agreement language
- Notes added regarding signage and striping changes for the Loaf N' Jug driveway
- Concrete and asphalt replacement in the alley for the sewer line shall be shown on the plans
- One plan sheet (sheet exhibit) shows a previous design of an infiltration facility near the water line which does not meet CDPHE code and does not match other plan sheets. This sheet to be updated to match plan set and remove inconsistencies.

- The Loaf 'N Jug access changes do not meet code, would misalign with the 2nd Ave intersection, and vehicle turning movements do not work for two-way traffic per attached vehicle tracking. One-way and do not enter signs required to modify access to one-way inbound traffic
- Sheet SP-1.2 states that existing shed to remain. The shed will require removal to install water line. The existing water easement provides access to remove and relocate in order to maintain and replace water infrastructure

Review and approval of these plans does not imply responsibility of the reviewing entity for the accuracy, completeness, or correctness of the design, nor does it relieve the design professional of responsibility of the plans.

The Town/SEH reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

Chris McGinnis, PE
SEH, Inc.

DRAWING: C:\Users\Tom\Documents\Projects\2021\21112-Log Cabin\DWG\21112-2112-2112.dwg

SHALLOW UTILITY NOTE

RELOCATION OF SHALLOW UTILITY PEDESTALS AND/OR SERVICES FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH UTILITY PROVIDERS.

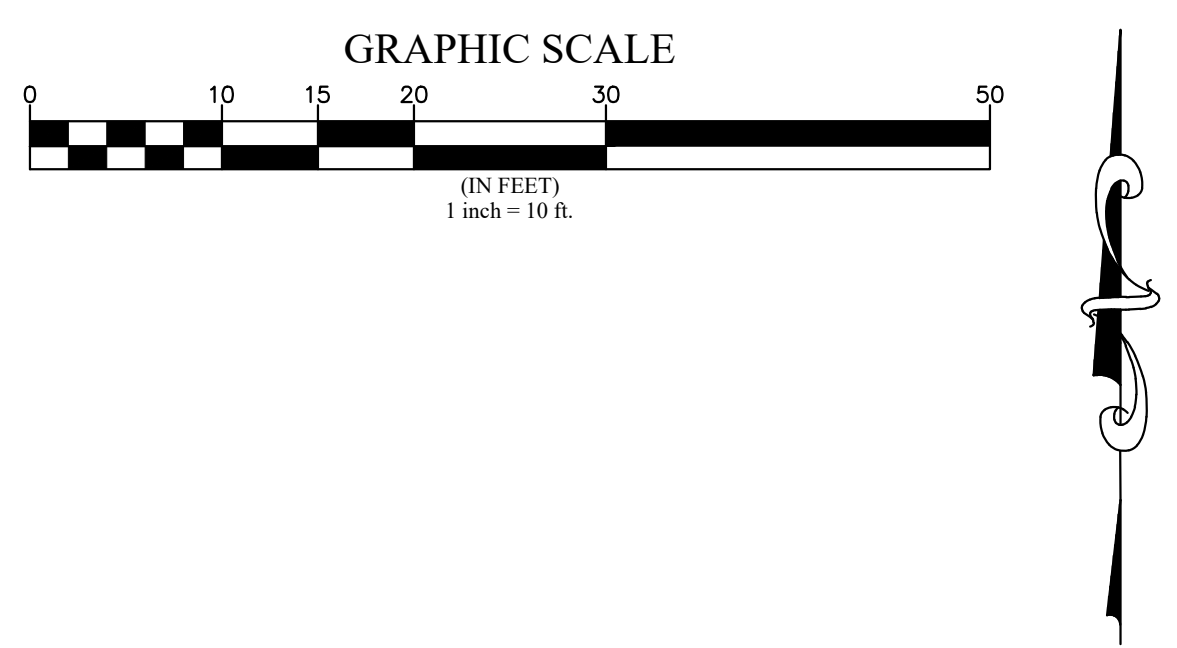
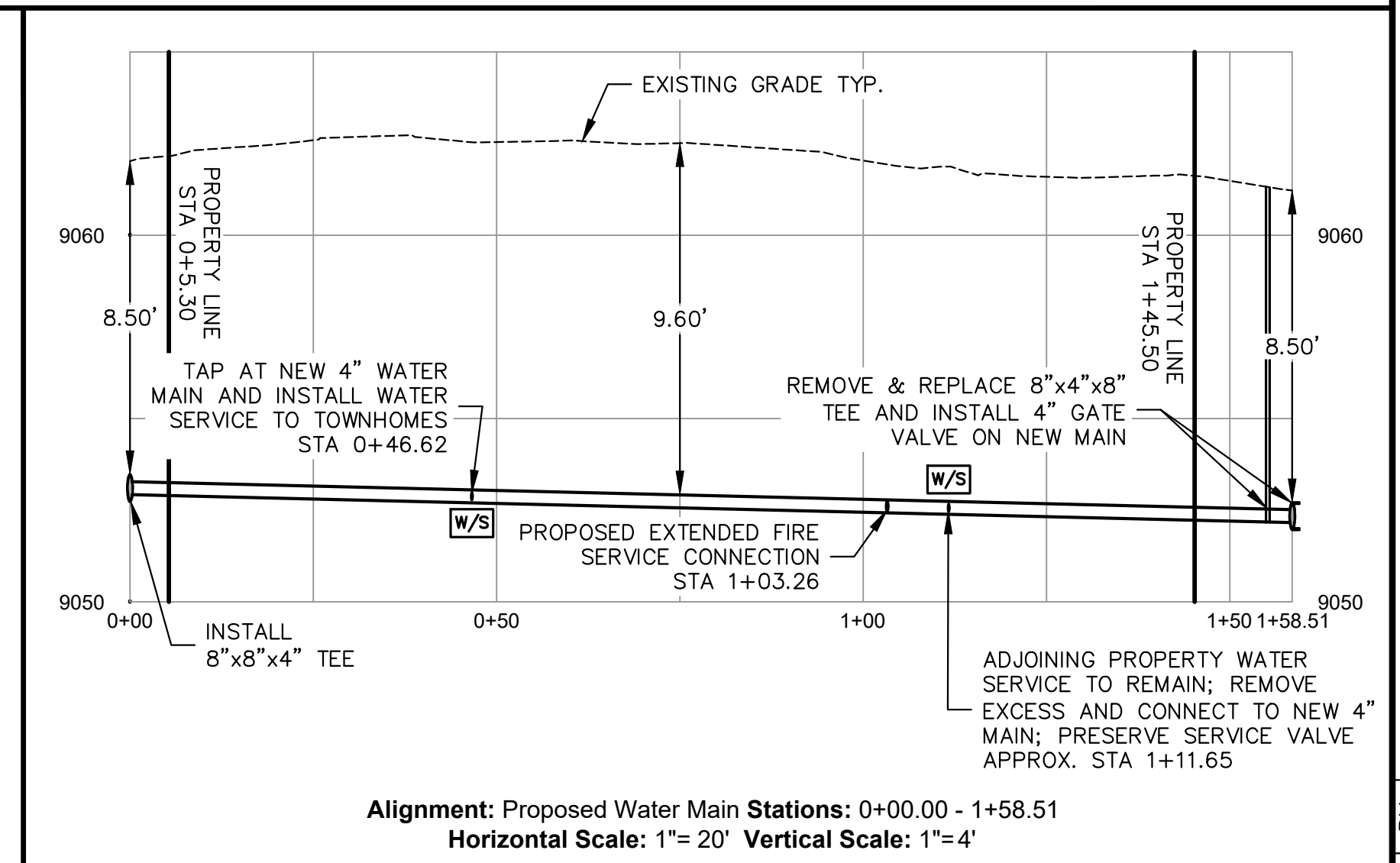
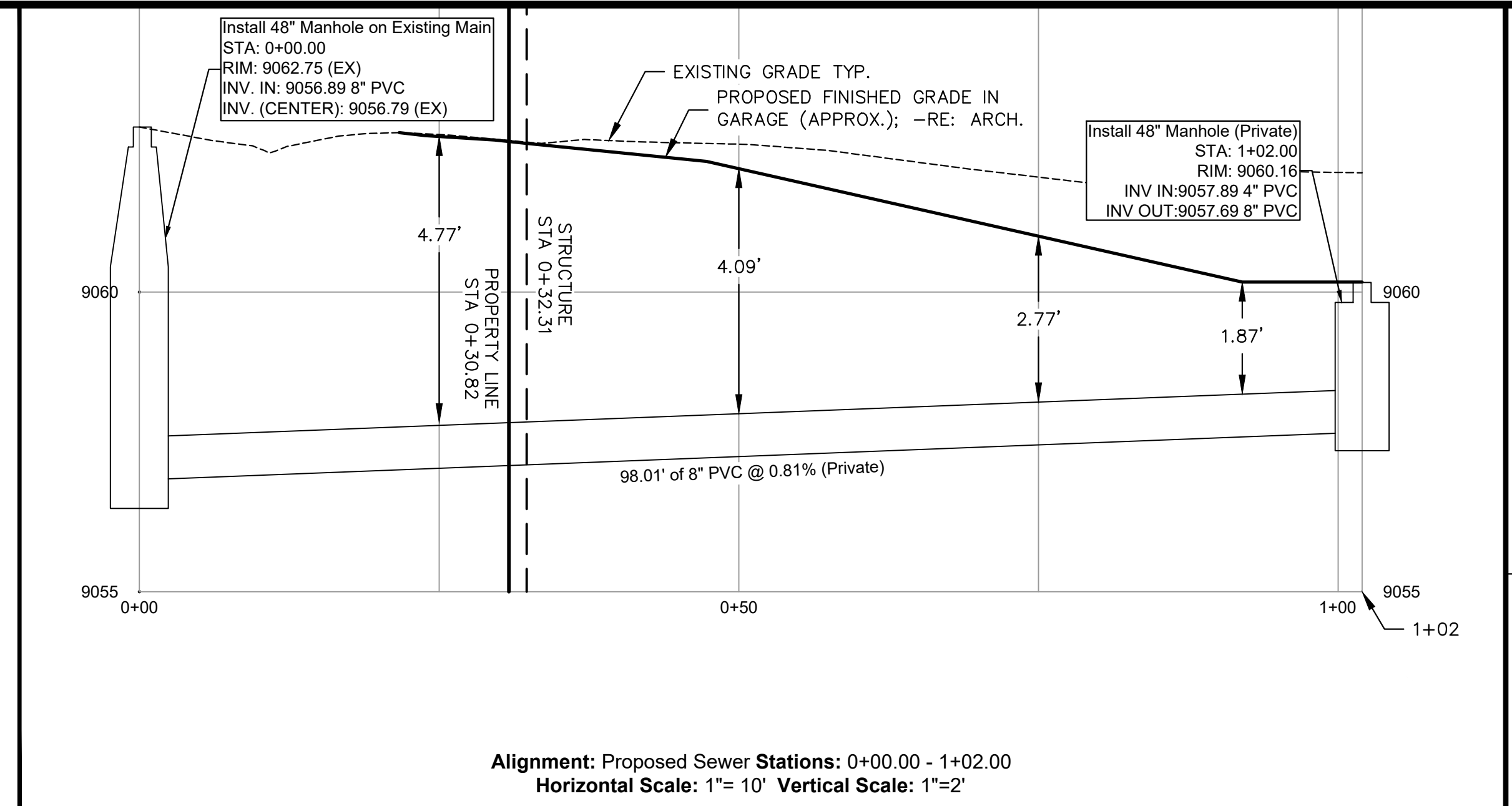
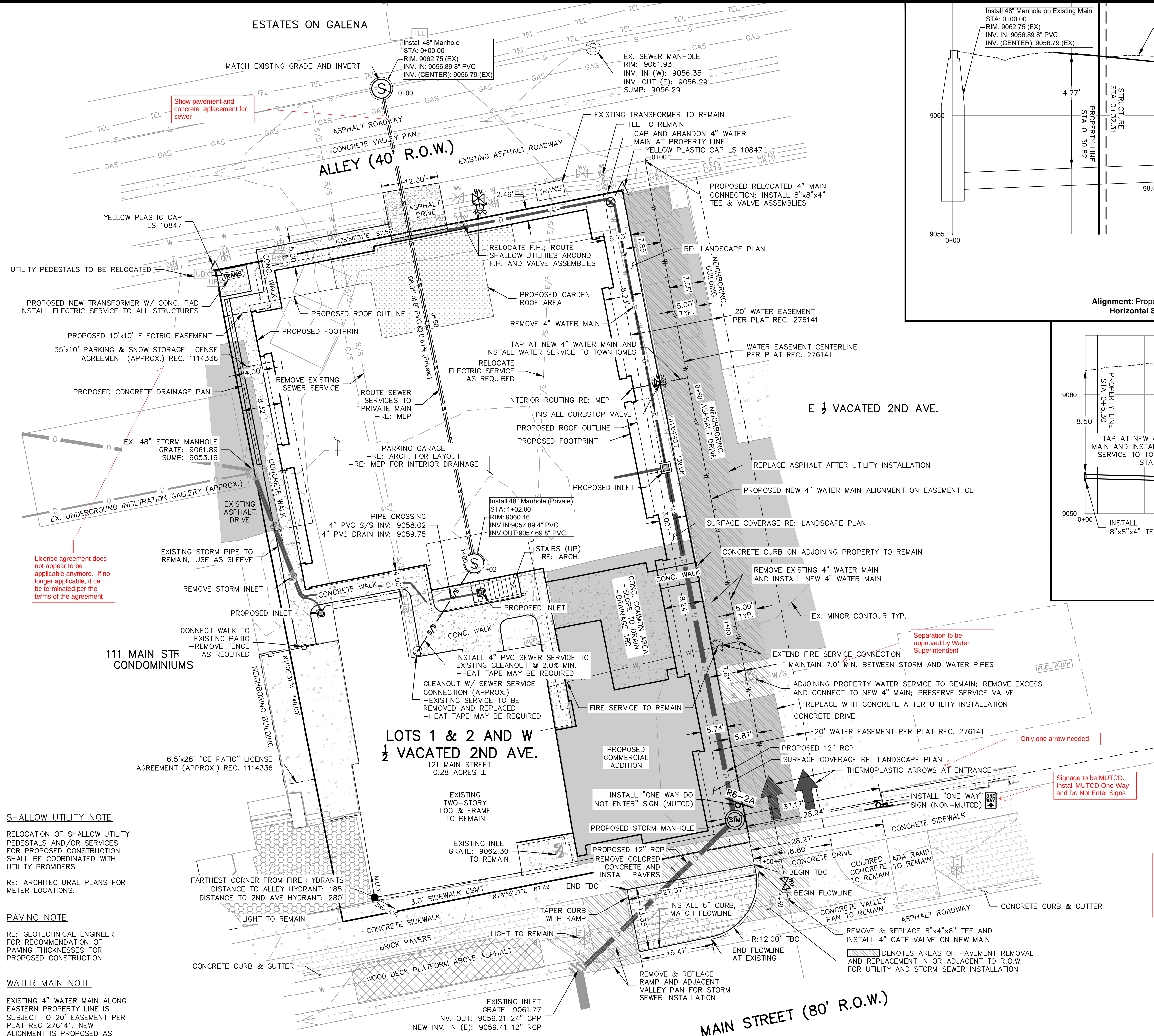
RE: ARCHITECTURAL PLANS FOR METER LOCATIONS.

PAVING NOTE

RE: GEOTECHNICAL ENGINEER FOR RECOMMENDATION OF PAVING THICKNESSES FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE

EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE IS SUBJECT TO 20' EASEMENT PER PLAT REC. 276141. NEW ALIGNMENT IS PROPOSED AS PART OF THIS SITE PLAN.

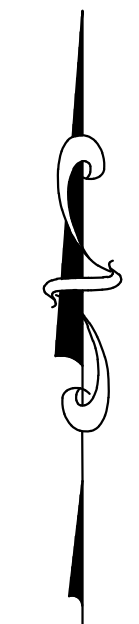
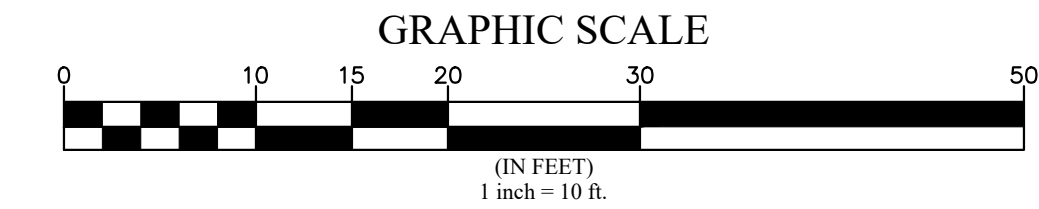
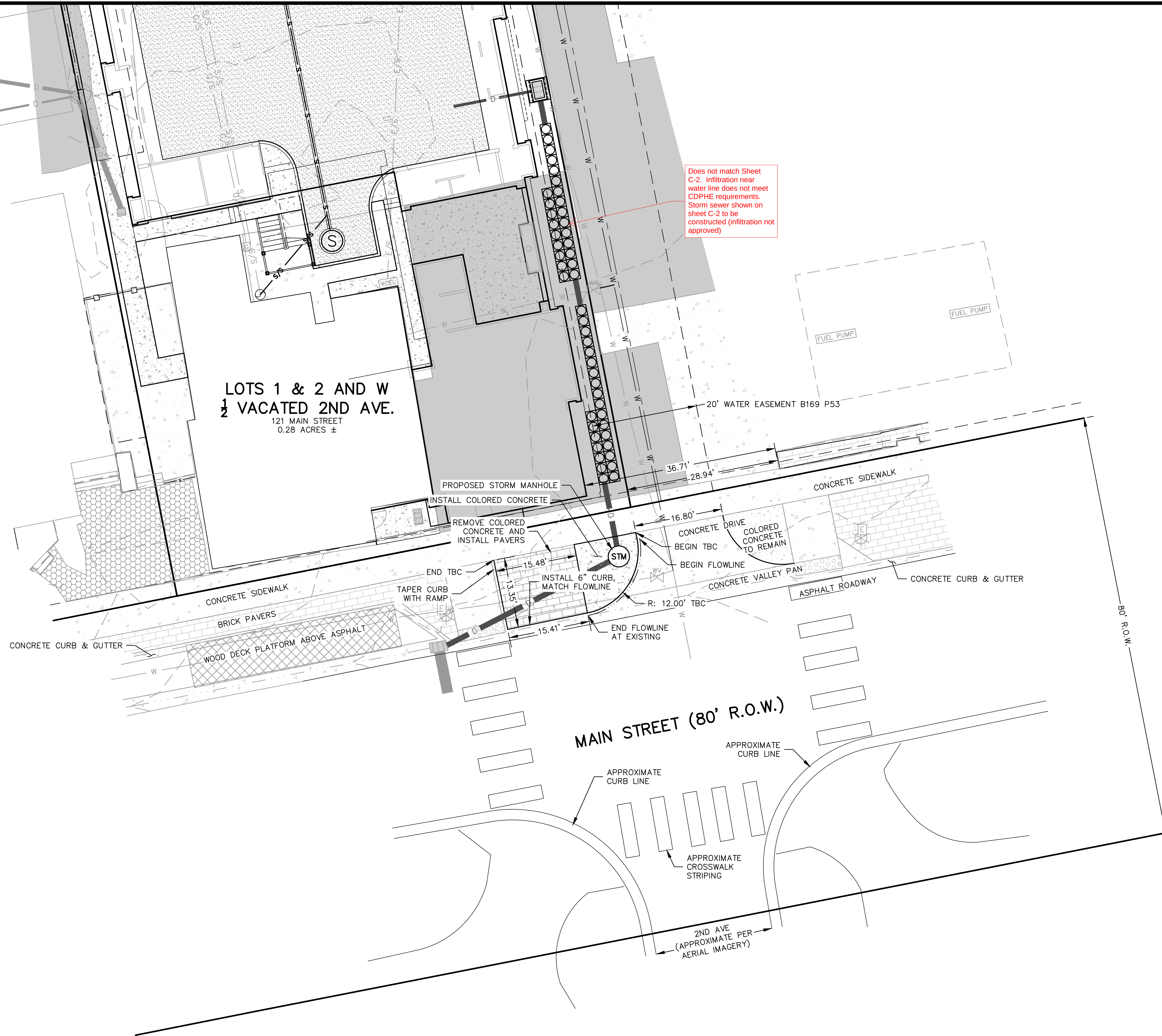


SEH Engineering Comments
07-02-2026
Update Plans per Comments on Building Permit Submittals

MARCIN ENGINEERING LLC 101 EAGLE ROAD, #5 AVON, COLORADO 970-748-0274	
SITE & UTILITY PLAN SIXTH DEGREE TOWNHOMES LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION 121 MAIN STREET TOWN OF FRISCO, COLORADO	
NO.	DATE
REVISIONS	
BY	
DATE	
NO.	
JOB: 21112 DATE: 06/25/2026 SCALE: 1" = 10'	
SHEET C-1	

PRELIMINARY – NOT FOR CONSTRUCTION

DRAWING: C:\Users\Tom\My Documents\Projects\2021\21112-Lug Curb\Map\21112-2112-2112.dwg



Does not match Sheet C-2. Infiltration near water line does not meet CDPHE requirements. Storm sewer shown on sheet C-2 to be constructed (infiltration not approved)

LOTS 1 & 2 AND W
1/2 VACATED 2ND AVE.
121 MAIN STREET
0.28 ACRES ±

MAIN STREET (80' R.O.W.)

MARCIN ENGINEERING LLC 101 EAGLE ROAD, #5 AVON, COLORADO 970-748-0274		MAIN ST-2ND AVE INTERSECTION EXHIBIT SIXTH DEGREE TOWNHOMES LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION 121 MAIN STREET TOWN OF FRISCO, COLORADO		JOB: 21112 DATE: 01/29/2026 SCALE: 1" = 10'	
NO.	DATE	REVISIONS	BY	SHEET EXHIBIT	

NOT FOR CONSTRUCTION

SITE NOTES

1. ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH

2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.

3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, JOB # 21728

4. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)

5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH

6. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING

7. PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION

8. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS

9. STAKE HOUSE LOCATION FOR OWNER AND ARCHITECT PRIOR TO ANY WORK

10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT

11. DRIVEWAY SHOWN IS EXISTING AND IS MAX. 2.5% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED.

12. TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY SUMMIT COUNTY.

13. ALL DRAINAGE WILL BE ON-SITE, AS PROVIDED BY THE CIVIL ENGINEER.

REQUIRED SNOWSTACK

	SQ. FT.	PERCENTAGE
HARDSCAPE UNCOVERED DRIVES, TURNOUT & SIDEWALKS	1,389 S.F.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	348 S.F.	25%
UNCOVERED DECKS	842 S.F.	100%
REQ'D SNOW STACK (25% OF DECKS)	211 S.F.	25%
TOTAL SNOW STACK REQUIRED	559 S.F.	25%
TOTAL SNOW STACK PROVIDED	633 S.F.	28%

NOTE:

OWNER OPTION TO HEAT UNCOVERED AREAS.

6'-0"

5'-0"

S.S. 'F'

30 SF

8'-0"

16'-0"

SNOW STACK 'D'

63 SF

6'-0"

5'-0"

S.S. 'G'

30 SF

8'-0"

10'-6 1/2"

SNOW STACK 'E'

114 SF

8'-0"

18'-9"

SNOW STACK 'B'

145 SF

8'-0"

24'-0"

SNOW STACK 'C'

187 SF

CONTOUR LEGEND

EXISTING MINOR

EXISTING MAJOR

PROPOSED

DRAINAGE ARROW

SPOT GRADE AT DOT

LOT COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING Includes: (roof overhangs, decks, courtyard, sidewalks, stairs, parking)	9,648 S.F.	79%
HARDSCAPE Includes: (un-covered driveway, un-covered turnout and un-covered walks)	1,143 S.F.	9%
OPEN SPACE	1,405 S.F.	12%
TOTAL LOT SIZE	12,196 S.F.	100%

The proposed site plan shows a building complex on a lot bounded by Alley (40' R.O.W.) to the north, 1/2 Vacated 2nd Ave. to the east, and 111 Main Street Condominiums to the west. The building is divided into several sections: a main building (ARCH'L 100'-0" = 9,063.0' U.S.G.S.), a proposed retail section (ARCH'L 99'-6" = 9,062.5' U.S.G.S.), and a community courtyard (below). The plan includes various features such as snowstacks (A, B, C, D, E, F), trash enclosures, utility boxes, and a fire hydrant. The surrounding area includes 111 Main Street Condominiums, an adjacent building, and a fuel pump. The plan also shows the location of the proposed gas/electric meter and the existing drainage inlet. The plan is drawn to a scale of 1" = 10'-0" and includes a north arrow.

REVISIONS:

JOB NO: 52405

DATE: 6/25/2026

DRAWN BY: J PAULAK

CHECKED BY: ZL/JC

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TOWN OF FRISCO MAJOR SITE PLAN SUBMITTAL: 6/25/2026

bhh Partners of Colorado

560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880 www.bhhpartners.com

SIXTH DEGREE TOWNHOMES

121 EAST MAIN STREET, FRISCO COLORADO 80443 (LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2026

SHEET NUMBER:

SP-1.1

PROPOSED SITE PLAN

SNOWSTACK EXHIBIT

PROPOSED SITE PLAN

Page 85 of 205



INFORMATION SYSTEMS DEPARTMENT

970-668-4200
Post Office Box 5660
County Commons
0037 County Road 1005
Frisco, Colorado, 80443

TO: Town of Frisco Planning Department
FROM: Chandler Morehardt, GIS Analyst
SUBJECT: Project Review
DATE: May 19, 2026

Property Location: 121 E Main Street, Frisco, Colorado 80443

Property Description: TRACT A SIXTH DEGREE TOWN HOMES EXPANSION AREA

Project Description: Mixed-use development in the Town's Central Core (CC) zone that integrates the existing commercial space with one (1) workforce residential unit and five (5) additional market-rate units

Comments:

Existing addresses of **121 E Main ST Unit C-1** and **121 E Main ST Unit R-1** will continue to be used.

New commercial space adjacent to 121 E Main ST Unit C-1 shall use:

121 E Main ST Unit C-2

New residential condominium shall use:

180 Galena Aly (with Unit identifiers A, B, C, D, E as shown on floor plans)

Please install proper street signage for Galena Aly along its entire length and specifically where it intersects 1st Ave and N 3rd Ave for the purpose of this development.

Please remove use of "122 E Main" text on page A-2.2 of architectural drawings.

Please remove use of "121 east main street" text on page A-2.4 of drawings as the condo will not be addressed off E Main St.

Sincerely,

Chandler Morehardt
Information Systems
Summit County Government
GIS Analyst
Chandler.Morehardt@summitcountyco.gov
970-668-4219
PO Box 5660
Frisco, CO 80443



Date: May 20, 2026

RE: Final Site Plan application for the project at 121 E Main Street (File No. MAJ-25-0002)– Fire Department Review Comments (Resubmittal)

Project Address: 121 E Main Street, Frisco CO 80443

Submittal Date:

Response Deadline: May 20, 2026

Reviewed By: Fire Inspector A. Myers, Summit Fire & EMS Fire Protection District

Authority Having Jurisdiction (AHJ): Summit Fire & EMS Fire Protection District

Project Summary: Five (5) market-rate units. Each unit has two (2) bedrooms and two assigned parking spaces. 1,023 sq. ft. commercial space on the ground floor and Retaining the historic log cabin and restaurant. Retaining the four-bedroom workforce housing unit, with two assigned parking spaces

The parking spaces are provided within a ground-level structure accessed off Galena Alley, and the proposal includes using parking lifts and vehicle charging stations. The garage level includes enclosed bike storage.

For fire code purposes, primary occupancy is **R-2 (Residential – Multi-family)** per 2024 IFC Section 202 and IBC Chapter 3. Mixed-occupancy provisions of **IBC Chapter 5** apply where applicable.

To whom it may concern,

Summit Fire & EMS has reviewed the above-referenced development application in accordance with the **2024**

International Fire Code (IFC) and locally adopted amendments and offers the following comments.

Fire & Life Safety Comments

1. Fire Apparatus Access Road(s): Fire apparatus access roads serving the development shall be provided in accordance with 2018 IFC Section 503. Access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. Turning radius shall accommodate standard fire apparatus per Summit Fire & EMS specifications. Construction documents clearly delineate all proposed fire apparatus access routes.

2. Site Access During Construction: Adequate fire apparatus access shall be always maintained during construction in accordance with 2018 IFC Section 503 and Chapter 33. A construction access and staging plan

shall be submitted with building permit documents.

a. Temporary addressing for construction site shall be placed in a approved location and plainly legible and visible from the street.

3. Fire Hydrant Placement: Fire hydrants shall be provided and located in accordance with 2018 IFC Section 507 and Appendix C. Hydrants shall be located within 400 feet of all portions of the building as measured along an approved fire apparatus access road. Bollards shall be provided and located not less than 3 feet from the outlet of the hydrants. Final hydrant placement is subject to AHJ approval.

4. Underground Parking Hydrant/Standpipe Access: Fire hydrant access shall be specifically evaluated for the underground parking structure. Standpipe or hose connection provisions shall be addressed in accordance with 2018 IFC Section 905 and NFPA 14. Construction documents shall detail these provisions.

5. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system shall be designed and installed throughout the entire building, including all dwelling units, common areas, underground parking, and all accessory spaces, in accordance with 2018 IFC Section 903 (R-2 occupancy) and NFPA 13 or NFPA 13R as applicable based on building height and construction type, to be determined in coordination with the AHJ at time of building permit submittal. No area of the building is exempt from this requirement.

a. Fire Department Connection shall required lockable Knox Caps.

6. Underground Parking Sprinkler Coverage: The underground heated parking structure shall be provided with sprinkler coverage consistent with an S-2 occupancy classification in compliance with NFPA 13, accounting for the heated environment and vehicle storage configuration.

7. Monitored Fire Alarm System: A fire alarm system shall be provided throughout the building in accordance with 2024 IFC Section 907 (R-2 occupancy) and NFPA 72 (current adopted edition). The system shall be monitored by a UL-listed central station and shall include audible and visible notification appliances.

8. Fire & Life Safety Riser Room: A room shall be designated for fire and life safety equipment. Each system shall have a clearance of 3 feet around. If the fire alarm panel goes into the water entry room, the fire alarm panel shall be placed in a water-resistant cabinet or the panel shall be water resistant. The drain in the water entry room shall be designed to handle the full flow of the system.

a. Signage shall be required on a contrasting background.

9. Fire Command Center: Storage of materials not pertaining to the operation of the fire protections systems is prohibited within this space. A minimum clearance of three feet (3ft) is required around all fire protection systems to allow for access.

a. Signage shall be required on a contrasting background.

9. Knox Box Required: A Knox Box 4400 Series shall be installed at a location approved by the AHJ in accordance with 2018 IFC Section 506.1. The Knox Box shall contain a minimum of four (4) complete sets of keys providing access to all common areas, utility rooms, mechanical spaces, the elevator, underground parking, and any other areas accessible to fire department personnel. Knox Box installation location shall be shown on construction documents.

10. Electric Vehicle (EV) Charging Considerations: If EV charging equipment is proposed within the underground parking structure, the applicant shall address fire protection requirements consistent with 2018 IFC and NFPA 13. EV infrastructure plans shall be submitted for AHJ review at time of building permit. A rapid shut down Knox Box will be required.

11. Aerial Apparatus Access: Buildings with a floor level higher than 30 feet above the lowest level of fire department vehicle access shall have not less than 26-foot-wide unobstructed aerial apparatus access lanes in accordance with 2018 IFC Section 503. The site plan shall demonstrate compliance or identify proposed alternatives for AHJ review.

12. Fire lane signage: Fire Lane signage be required. Please see AHJ for more details.

13. Temporary Heating Equipment: Shall be UL listed and labeled. It will be in accordance with listing and manufacturers' instructions. Oil fired heaters must comply with **IFC Section 605. LP gas** heaters must comply with **IFC chapter 61** and the International Fuel Gas Code. All compressed gas cylinders must be nested and secured and comply with **NFPA 58**. Distancing between heater output and storage products shall adhere to a minimum distance of 5 feet. Power supply to temporary heating equipment shall be integrally intact or replaced.

14. Colorado Wildfire Resiliency Code 2025: This project landscaping and materials shall be designed to meet the minimum requirements.

15. Impact Fees: This project will be subjected to impact fees per resolution 2025-07. Fees will be assessed when the new construction permit is applied. The permit will not be released until all invoices are paid in full.

General Conditions and Next Steps

- All fire protection and life safety systems shall be installed by licensed contractors and shall require separate fire protection permits from Summit Fire & EMS prior to installation.
- Final fire inspections of all fire protection and life safety systems shall be completed by Summit Fire & EMS prior to issuance of a Certificate of Occupancy.
- The applicant and/or contractor shall contact Summit Fire & EMS Community Risk Division to schedule inspections a minimum of 48 hours in advance.

- Summit Fire & EMS reserves the right to impose additional conditions based on subsequent submittals, construction documents, or field conditions not apparent at the time of this review.

Please do not hesitate to contact our office with any questions regarding these comments. We appreciate the applicant's continued engagement and look forward to working collaboratively toward a project that meets all applicable fire and life safety requirements.

Respectfully,

Aaron M. Myers

Fire Inspector

Community Risk Division

Summit Fire & EMS

970-262-5100



PLANNING COMMISSION STAFF MEMORANDUM

July 16, 2026

TO: Planning Commission

FROM: Emma Heth, Planner II

RE: Work session to discuss proposed amendments to Chapter 180 of the Code of Ordinances, concerning drive-through facilities and tavern terminology.

SUMMARY

Before the Planning Commission on July 16, 2026 is a work session for proposed modifications to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, regarding drive-through facilities and tavern terminology. Staff has drafted proposed code amendments based on the recommendations from Town Council during their work session, but want to give Planning Commission a work session opportunity to discuss the changes and specifically whether to allow drive-through facilities in other zoning districts by right or conditional use. Following this Planning Commission work session, another work session will be held with Town Council to confirm their direction.

The proposed code amendments would add "drive-through facility" as an accessory use in the Table of Uses. The proposed definition of "drive-through facility" is similar to the existing definition of "drive-through business," with some clarification. The proposed amendments also remove all instances of the word "tavern" from the Table of Uses and parking requirement tables because it is not defined.

DESCRIPTION

Town Code Sections 180-5.1. Table of allowed uses, 180-5.3. Accessory uses and structures, 180-9.2. Definitions of general use categories, and 180-9.3. General definitions regulate uses in the Town of Frisco by defining the uses and listing in which zoning districts they are allowed. Updates to these Sections are being proposed following feedback from Town Council, Planning Commission, and the community that there is a desire to limit the areas where drive-through establishments are allowed.

The proposed changes include:

- §180-5.1. Table of uses: Adding a use for "Drive-through facility" within the accessory uses category.
 - Staff requests the Planning Commission discuss which Zoning Districts should have "drive-through facility" as a permitted or conditional use.

- §180-5.3. Accessory uses and structures: Adding a new subsection 4 with requirements for drive-through facilities.
 - Staff requests the Planning Commission discuss these requirements.
- §180-6.13. Parking and loading regulations: Removing the term “tavern” from Table 6-1 and Table 6-2, which regulate the minimum required parking spaces by use.
 - While drafting the language for drive-through establishments, the Town Attorney suggested that the Town consider modifying the stacking space requirements in the parking section to complement the stacking requirements outlined in the “Public Right-of-Way” section of 180-5.3.4. The suggested change would be from 5 stacking spaces per drive-up window to “the amount reasonably anticipated to avoid stacking of vehicles onto adjacent rights of way, but not less than 5 per lane.”
 - Staff is seeking feedback from the Planning Commission if they support this language as it would give the Commission some leeway to require additional stacking spaces while recognizing that it also introduces ambiguity that we may want to avoid in the future.
- §180-9.2. Definitions of general use categories and §180-9.3. General definitions: Amending the definitions of general use categories and specific uses to add clarity and align with the proposed language in the other sections.

Below is the language being considered:

180-5.1.5. *Table of Allowed Uses.*

TABLE 5-1 TABLE OF ALLOWED USES															
● = Permitted ◐ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
COMMERCIAL USES															
Food and Beverage	Fast food restaurant						●	●		●	◐				
	Microbrewery, distillery and/or tasting room						●	●		●	●				
	Restaurant, bar, tavern						●	●		●	●		◐		
INDUSTRIAL USES															
ACCESSORY USES															
Accessory Uses	Accessory building and use	●	●	●	●	●	●	●	●					●	
	Accessory dwelling unit	◐	●	●	●	●	●	●	●	●	●		◐	◐	180-5.3.1

	Home occupation	●	●	●	●	●				●					
	Home office	●	●	●	●	●	●	●		●	●				
	<u>Drive-through facility</u>						●	●			●				<u>180-5.3.4.</u>
	Solar energy facility	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.3
	Electric Vehicle Charging Station	●	●	●	●	●	●	●	●	●	●	●	●	●	

DISTRICT LEGEND

RS = Residential Single-Household District
 RN = Residential Traditional Neighborhood District
 RL = Residential Low Density District
 RM = Residential Medium Density District
 RH = Residential High Density District
 GW = Gateway District
 CO = Commercial Oriented District
 LI = Light Industrial District
 CC = Central Core District
 MU = Mixed-Use District
 OS = Open Space District
 PR = Parks and Recreation District
 PF = Public Facilities District

(Ord. No. 17-04, 6-27-17; Ord. No. 19-04, 4-9-19; Ord. No. 20-23, 1-26-21; Ord. No. 22-12, 10-11-22; Ord. No. 23-09, § 7, 3-28-23; Ord. No. 24-12, § 1, 10-22-24)

Section 180-5.3.4.: Drive-Through Facility.

- A. Purpose and Intent. The purpose of these standards is to ensure that drive-through facilities are designed to protect the safety of pedestrians and motorists, prevent traffic congestion on public streets, and minimize negative impacts on adjacent properties.
- B. Vehicle Stacking Requirements and Traffic Flow.
 1. All drive-through facilities must provide dedicated off-street stacking lanes as outlined in Section 180-6.13. Parking. The facility must also meet all parking requirements for its principal use.
 2. Public Right-of-Way. Stacking lanes must be designed so that no idling vehicle is likely to ever extend into a public street, alley, or sidewalk.
 3. Separation. Stacking lanes must be physically separated from parking areas and drive aisles by a raised curb, median, or painted striping.
- C. Site Design:
 1. No stacking lane or service window shall be located within 50 feet of any residential property line.
 2. Pedestrian Safety.
 - No Intersections. Drive-through lanes should not intersect the main pedestrian path leading to the building's primary entrance.

- **Marked Crossings. Where a pedestrian path must cross a drive-through lane, it must be clearly marked with contrasting pavement, specialized striping, or raised crosswalks.**

Section 180-6.13.3.A.: Table 6-1 Required Number of Parking Spaces by Land Use

USE CATEGORY	USE TYPE		PARKING SPACE REQUIREMENTS
Commercial	<u>Drive-through facility</u>	<u>Stacking spaces per drive-up window</u>	<u>5.0</u>
Food and Beverage	Fast food restaurant	Per 150 square feet of GFA (non-seating area)	1.0
		Plus Per 250 square feet of GFA (seating area)	1.0
		<u>Stacking spaces per drive-up window</u>	<u>5.0</u>
	Restaurant, bar and tavern	Per 250 square feet of GFA	1.0

Section 180-6.13.3.D.: Table 6-2 Minimum Required Parking Spaces – Central Core District and Mixed-Use Districts Fronting West Main Street

USE	PARKING SPACE REQUIREMENTS
Restaurants and Bars and Taverns [1]	0.0
Notes: [1] Any change in the use from retail, restaurant, or bar or tavern GFA approved by the Town using the parking provisions contained herein to other uses (permitted or conditional) must provide parking spaces in the amounts and locations required by the Article.	

180-9.2.3. Commercial Uses

B. *Food and Beverage.* Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. **Drive-through facilities may be an accessory use where permitted in the Table of Uses.**

D. *Offices.* Uses that provide executive, management, administrative, or professional services, but do not involve the sale of merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. **Drive-through facilities may also be an accessory use for the purpose of providing services where permitted in the Table of Uses.**

E. *Personal Services.* Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. **Accessory uses may include drive-throughs where permitted in the Table of Uses.**

G. *Retail*. Uses involving the sale of a product directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Examples include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, household product stores, and similar uses.

Accessory uses may include drive-throughs where permitted in the Table of Uses.

180-9.3. General definitions

Drive-Through Facility. A **business-facility** that offers drive-through service where customers remain seated in a vehicle occupying a drive-through service lane to the point of a window or other service area. Drive-through uses do not include the dispensing of fuel, electric vehicle charging, washing of vehicles, or parking lot pickup of retail items.

Microbrewery, Distillery, and/or Tasting Room. A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.

Restaurant. An establishment where food and drink are prepared, table service is provided, and consumption takes place primarily within the principal structure.

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, ~~and/or ordering and pick-up of food may take place from an automobile~~. Fast food restaurants shall not include a drive-through facility unless such a facility is permitted as an accessory use in the zoning district in which the fast food restaurant is located.

Staff requests that the Planning Commission discuss the following questions:

- In which zoning districts does the Planning Commission support allowing drive-through facilities as a conditional use or permitted use?
- Does the Planning Commission support the proposed design requirements for drive-through facilities?
- Does the Planning Commission want to change the stacking space requirement for drive-through establishments to suggested language from the Town Attorney stating “the amount reasonably anticipated to avoid stacking of vehicles onto adjacent rights of way, but not less than 5 per lane”?

BACKGROUND

In the spring/summer of 2025, the Town Council reviewed an Ordinance related to the amount of drive through signs permitted within the Town. During these conversations, the Council stated they would like to consider not allowing drive-through facilities on Main Street in the future.

During a work session at their February 19, 2026 meeting, the Planning Commission indicated support for limiting all types of drive-through establishments. They indicated that they would like to prohibit them on Main Street (including the Mixed-Use Zoning District) but allow them on Summit Boulevard. The Commissioners noted that they did not feel prepared at the meeting to have a fully informed discussion on the topic.

During a work session at their February 24, 2026 meeting, the Town Council indicated support for prohibiting all types of drive-through establishments in all zoning districts except the Commercial Oriented District (CO), where they would be allowed. There was some discussion about allowing drive-through facilities as a conditional use in the Mixed Use and/or Gateway Districts, but the majority of Council members supported prohibiting them. The Town Council also requested that staff provide more information about limiting the number of drive-throughs allowed in the community.

Given the changes on Town Council and the desire to give Planning Commission more time to consider the topic, Staff is bringing this forward for a second work session with each group prior to a formal recommendation from Planning Commission.

Frisco Town Code, Chapter 180, Table 5-1, Table of Allowed Uses, does not specifically include drive-through facilities. Therefore, the Town currently allows drive-through establishments where the principal use (financial service, restaurant, retail, etc.) incorporates a drive-through. However, any drive-through is required to comply with the below sections of code which do have regulations around drive-throughs:

1. In Table 6-1, Required Number of Parking Spaces by Land Use, a “commercial use with drive-through” and “fast food restaurant” requires 5.0 stacking spaces per window.
2. Chapter 180-6.19, Signs restricts the number of signs permitted per drive-through lane.
3. Chapter 180, Article 9 includes the following definitions:

Drive-Through Business. A business that offers drive-through service where customers remain seated in a vehicle occupying a drive through service lane to the point of a window or other service area.

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, and/or ordering and pick-up of food may take place from an automobile.

Examples of uses where drive-through establishments are currently allowed (Refer to Attachment B, [Town Zoning Map](#), for district locations):

Use	Notes	Zoning Districts Currently Allowed					
		Gateway	Commercial Oriented	Central Core	Mixed-Use	Light Industrial	Parks & Recreation
Office, Financial Services Retail	Many banks include a drive-through. While the Town does not currently have drive-through retail establishments, they are common elsewhere.	Allowed	Allowed	Allowed			
Restaurant, Fast Food	Definition: An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, and/or ordering and pick-up of food may take place from an automobile	Allowed	Allowed	Allowed	Conditional		
Restaurant, bar, tavern	Restaurant definition: An establishment where food and drink are prepared, table service is provided, and consumption takes place primarily within the principal structure.	Allowed	Allowed	Allowed	Allowed		Conditional
Microbrewery, Distillery, and/or Tasting Room	Definition: A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.	Allowed	Allowed	Allowed	Allowed		

ANALYSIS

Key reasons for limiting drive-through establishments within certain zone districts could include reducing traffic congestion, lowering air pollution from idling cars, and enhancing pedestrian safety by decreasing vehicle-pedestrian conflicts. Restricting drive-throughs can encourage more walkability and improve aesthetics by reducing pavement sprawl while fostering a stronger community character. Factors to be considered include:

- *Traffic Congestion & Safety:* Cars waiting in a drive-through queue could back up onto streets, blocking traffic flow.
- *Environmental & Health Impact:* Idling vehicles in drive-through lanes increase greenhouse gas emissions, worsening air quality.
- *Urban Design & Walkability:* Drive-throughs require larger amounts of asphalt than a typical parking lot, creating heat islands, increasing noise/light pollution, and reducing the street-level vibrancy to encourage walkable, pedestrian-friendly neighborhoods.
- *Neighborhood Disruption:* Late-night drive-through operations in or near residential areas could cause increased noise, litter, and disturbances.

Key reasons for not limiting drive-through establishments within town could include an interest in increasing revenues and sales tax to the Town and maintaining auto-oriented businesses along highways where visitors passing through on I-70 or Highway 9 may be drawn to businesses where they can stay in their vehicles. Factors to be considered include:

- *Higher Revenue and Sales:* Drive-through windows are a source of revenue for quick-service restaurants.
- *Lower Operating Costs:* Drive-through models are often smaller than traditional, sit-down restaurants, requiring less staff and reduced maintenance.
- *Attraction of New Business:* Limiting drive-throughs can cause a town to miss out on new, expanding, and popular brands that rely on the model for growth.
- *Sales Tax Retention:* Without convenient options, consumers may drive to neighboring towns, taking tax dollars out of the community.
- *Accessibility for People with Disabilities:* Drive-throughs are a vital, easy-to-use amenity for individuals with mobility challenges, avoiding the need to navigate parking lots or enter buildings.
- *Support for Busy Families:* Drive-throughs allow parents to get food without the stress of unbuckling children in a parking lot.
- *Technological Improvements in Congestion Management:* In some cases, innovations in modern, high-efficiency, multi-lane, and technology-driven (AI, conveyor belts) drive-throughs are designed to move cars faster and reduce backups.
- *Versatility Beyond Fast Food:* Drive-throughs are not just for burgers; they provide necessary convenience for banks, pharmacies, and coffee shops, which are essential services for daily life.

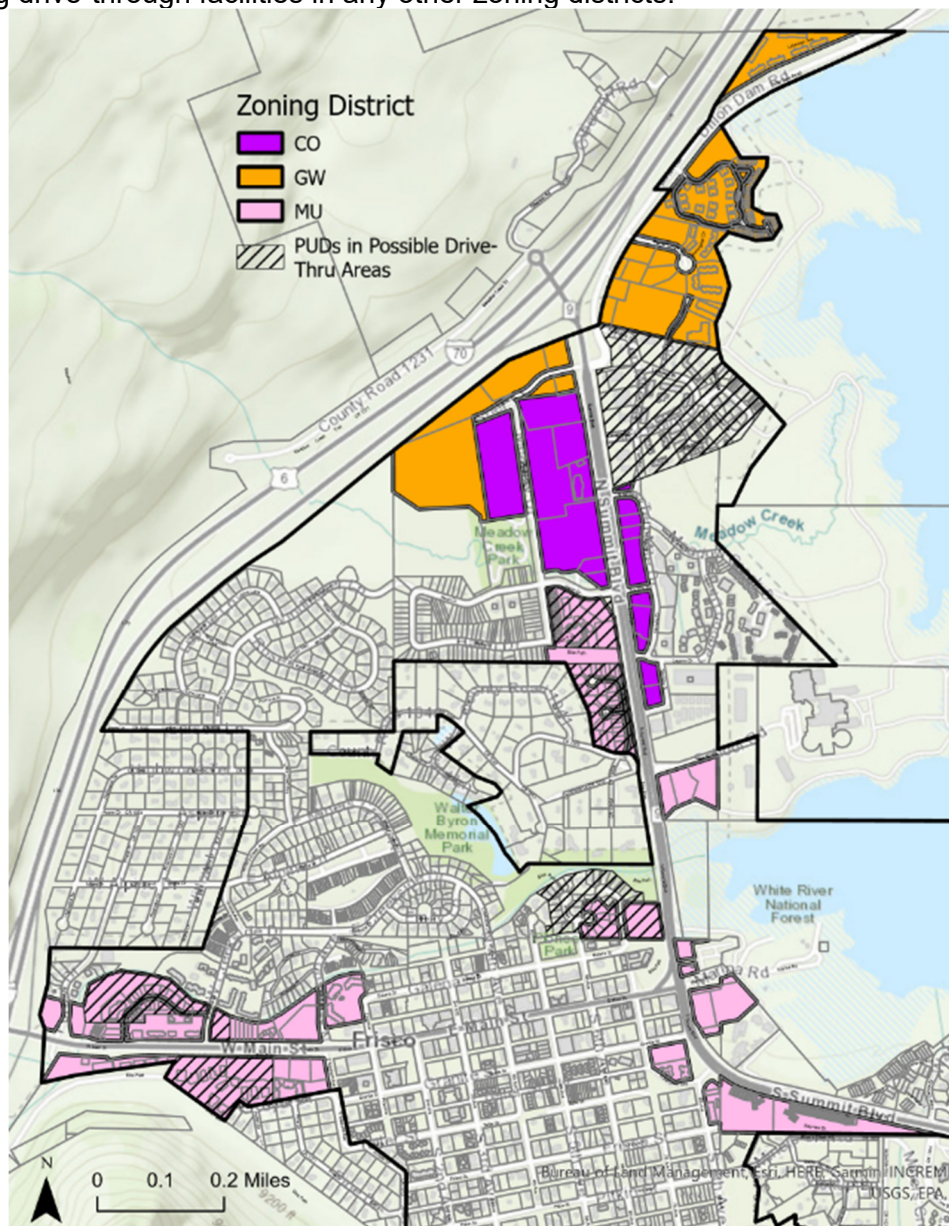
Existing Drive-throughs in the Town

Business	Location	Zoning District
Alpine Bank	701 N Summit Blvd	CO
Taco Bell	865 N Summit Blvd	CO
Wendy's	940 N 10 Mile Dr	Lakepoint PUD
McDonalds/First Bank	960 N 10 Mile Dr	Lakepoint PUD
Starbucks	980 N 10 Mile Dr	Lakepoint PUD

KFC	1000 Lakepoint Dr	Lakepoint PUD
BMO Bank	1000 N Summit Blvd	CO
Dunkin Donuts	912 N Summit Blvd	CO

Conditional Use Zoning Districts

Staff requests that the Planning Commission discuss which zoning districts should allow drive-through facilities as a permitted or conditional use. Staff has heard that both Planning Commission and Town Council support drive-through facilities as an allowed use in the Commercial-Oriented District and prohibited in the Central Core District. Planning Commission should consider whether drive-through facilities should be permitted or conditional in other zone districts, specifically the Gateway and/or Mixed-Use Zoning Districts. PUDs are shown below as an overlay to show where additional use limitations may be in place. Staff does not recommend considering drive-through facilities in any other zoning districts.



Conditional use applications are reviewed and approved by the Planning Commission based on the following criteria:

1. The conditional use is consistent with the purpose and intent of the zone district in which it is proposed to be located, furthers the applicable goals of the Frisco Community Plan, and is a desirable use that will contribute to the general welfare of the community; and
2. The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan or PUD; and
3. The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development; and
4. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, refuse and recycling services/area, service delivery, noise, vibrations and odor on surrounding properties; and
5. There are adequate public facilities and services to serve the conditional use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and
6. The Community Development Director may recommend and the Planning Commission may impose such conditions on a conditional use that are necessary to maintain the integrity of the Town's Zone Districts and to ensure the conditional use complies this Chapter; is compatible with surrounding land uses; and is served by adequate public facilities. This includes, but is not limited to, imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features, the construction of public facilities to serve the conditional use and limitations on the operating characteristics and hours of operation.

Allowing drive-through businesses as a conditional use in the Gateway and Mixed-Use Zoning Districts would maintain the possibility of drive-through businesses in these areas in the future, but only with consideration from the Planning Commission. This would allow additional scrutiny from the Planning Commission of whether the use aligns with the Town's goals, neighborhood compatibility, and impacts on traffic and pedestrian circulation.

Stacking Spaces

While drafting the language for drive-through establishments, the Town Attorney suggested that the Town consider modifying the stacking space requirements in the parking section to complement the stacking requirements outlined in the "Public Right-of-Way" section of the proposed Section 180-5.3.4. Drive through facility. The suggested change would be from 5 stacking spaces per drive-up window to "the amount reasonably anticipated to avoid stacking of vehicles onto adjacent rights of way, but not less than 5 per lane."

Current language for stacking space requirements is within Table 6-1, Required Number of Parking Spaces By Land Use, which states 5.0 stacking spaces per drive-up window are required for fast food restaurants. In the current draft language, this section would be moved

from “Fast food restaurants” to a general commercial category for “Drive-through facilities,” but no other changes would be made.

Stacking spaces per drive-up window	5.0
-------------------------------------	-----

Staff is seeking feedback from the Planning Commission if they support the Town Attorney’s proposed language as it would give the Commission some leeway to require additional stacking spaces while recognizing that it also introduces ambiguity that we may want to avoid in the future.

If supported by Planning Commission, the Parking Space Requirements for “Drive-through facility” in Table 6-1, Required Number of Parking Spaces By Land Use would state “the amount reasonably anticipated to avoid stacking of vehicles onto adjacent rights of way, but not less than 5 per lane.”

Tavern Terminology

While analyzing the table of uses and definitions of restaurants and related uses, staff noticed that the term “tavern” was included in the Table of Uses as part of the category “Restaurant, bar, tavern,” but the term “tavern” is not defined. Staff does not see a reason that “taverns” need to be specified in the table of uses and so recommends removing the term. Taverns would be considered a restaurant use. The only other use of the term is in Tables 6-1 and 6-2, so staff recommends removing the term there as well, to only read “Restaurant, bar” in all instances.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission provide guidance on proposed changes to the code sections relevant to drive-through facilities and tavern terminology. Specifically:

- In which zoning districts does the Planning Commission support allowing drive-through facilities as a conditional use or allowed use?
- Does the Planning Commission support the proposed design requirements for drive-through facilities?
- Does the Planning Commission want to change the stacking space requirement for drive-through establishments to suggested language from the Town Attorney stating “the amount reasonably anticipated to avoid stacking of vehicles onto adjacent rights of way, but not less than 5 per lane”?

ATTACHMENTS

Attachment A – Proposed modifications to Sections 180-5.1. Table of allowed uses, 180-5.3. Accessory uses and structures, 180-6.13. Parking and loading regulations, 180-9.2. Definitions of general use categories, and 180-9.3. General definitions

Attachment B – Town of Frisco Zoning Map

Attachment A: Proposed modifications to Sections 180-5.1. Table of allowed uses, 180-5.3. Accessory uses and structures, 180-6.13. Parking and loading regulations, 180-9.2. Definitions of general use categories, and 180-9.3. General definitions

180-5.1.5. *Table of Allowed Uses.*

● = Permitted ① = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
COMMERCIAL USES															
Food and Beverage	Fast food restaurant						●	●		●	①				
	Microbrewery, distillery and/or tasting room						●	●		●	●				
	Restaurant, bar, tavern						●	●		●	●		①		
Offices	Financial service						●	●		●					
	Medical office						①	●	●	●	●				180-5.2.12 180-5.2.15
	Office					①	①	●	●	●	●				180-5.2.12
Personal Services	Personal services, General					①	●	●		●	●				
Retail	Artisan studio or gallery						●	●		●	●				
	Light retail						●	●	①	●	●		①		
	Medical marijuana dispensary						●	●	●		●				180-5.2.6
	Professional trade								●						
	Professional trade retail								●						
	Regional retail						●	●							
	Retail marijuana						●	●	●		●				180-5.2.9
Vehicles and Equipment															
	Auto fuel sales						①	●			①				
	Auto service or wash						●	●	●						
INDUSTRIAL USES															
ACCESSORY USES															
Accessory Uses	Accessory building and use	●	●	●	●	●	●	●	●					●	
	Accessory dwelling unit	①	●	●	●	●	●	●	●	●	●		①	①	180-5.3.1
	Home occupation	①	①	①	①	①				①					
	Home office	●	●	●	●	●	●	●		●	●				
	Drive-through facility						①	①			①				180-5.3.4.
	Solar energy facility	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.3
	Electric Vehicle Charging Station	●	●	●	●	●	●	●	●	●	●	●	●	●	
DISTRICT LEGEND RS = Residential Single-Household District RN = Residential Traditional Neighborhood District RL = Residential Low Density District RM = Residential Medium Density District RH = Residential High Density District GW = Gateway District CO = Commercial Oriented District LI = Light Industrial District CC = Central Core District MU = Mixed-Use District OS = Open Space District PR = Parks and Recreation District PF = Public Facilities District															

(Ord. No. 17-04, 6-27-17; Ord. No. 19-04, 4-9-19; Ord. No. 20-23, 1-26-21; Ord. No. 22-12, 10-11-22; Ord. No. 23-09, § 7, 3-28-23; Ord. No. 24-12, § 1, 10-22-24)

Section 180-5.3.4.: Drive-Through Facility.

- A. Purpose and Intent. The purpose of these standards is to ensure that drive-through facilities are designed to protect the safety of pedestrians and motorists, prevent traffic congestion on public streets, and minimize negative impacts on adjacent properties.
- B. Vehicle Stacking Requirements and Traffic Flow.
1. All drive-through facilities must provide dedicated off-street stacking lanes as outlined in Section 180-6.13. Parking. The facility must also meet all parking requirements for its principal use.
 2. Public Right-of-Way. Stacking lanes must be designed so that no idling vehicle is likely to ever extend into a public street, alley, or sidewalk.
 3. Separation. Stacking lanes must be physically separated from parking areas and drive aisles by a raised curb, median, or painted striping.
- C. Site Design:
1. No stacking lane or service window shall be located within 50 feet of any residential property line.
 2. Pedestrian Safety.
 - a. No Intersections. Drive-through lanes should not intersect the main pedestrian path leading to the building's primary entrance.
 - b. Marked Crossings. Where a pedestrian path must cross a drive-through lane, it must be clearly marked with contrasting pavement, specialized striping, or raised crosswalks.

Section 180-6.13.3.A.: *Table 6-1 Required Number of Parking Spaces by Land Use*

USE CATEGORY	USE TYPE		PARKING SPACE REQUIREMENTS
Commercial	<u>Drive-through facility</u>	<u>Stacking spaces per drive-up window</u>	<u>5.0</u>
Food and Beverage	Fast food restaurant	Per 150 square feet of GFA (non-seating area)	1.0
		Plus Per 250 square feet of GFA (seating area)	1.0
		<u>Stacking spaces per drive-up window</u>	<u>5.0</u>
	Restaurant, bar and tavern	Per 250 square feet of GFA	1.0

Section 180-6.13.3.D.: Table 6-2 Minimum Required Parking Spaces – Central Core District and Mixed-Use Districts Fronting West Main Street

USE	PARKING SPACE REQUIREMENTS
Restaurants and Bars and Taverns [1]	0.0
Notes: [1] Any change in the use from retail, restaurant, <u>or</u> bar or tavern GFA approved by the Town using the parking provisions contained herein to other uses (permitted or conditional) must provide parking spaces in the amounts and locations required by the Article.	

180-9.2.3. Commercial Uses

B. *Food and Beverage.* Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Drive-through facilities may be an accessory use where permitted in the Table of Uses.

D. *Offices.* Uses that provide executive, management, administrative, or professional services, but do not involve the sale of merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Drive-through facilities may also be an accessory use for the purpose of providing services where permitted in the Table of Uses.

E. *Personal Services.* Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Accessory uses may include drive-throughs where permitted in the Table of Uses.

G. *Retail.* Uses involving the sale of a product directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Examples include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, household product stores, and similar uses. Accessory uses may include drive-throughs where permitted in the Table of Uses.

180-9.3. General definitions

Drive-Through Facility. A business-facility that offers drive-through service where customers remain seated in a vehicle occupying a drive-through service lane to the point of a window or other service area. Drive-through uses do not include the dispensing of fuel, electric vehicle charging, washing of vehicles, or parking lot pickup of retail items.

Microbrewery, Distillery, and/or Tasting Room. A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.

Restaurant. An establishment where food and drink are prepared, table service is provided, and consumption takes place primarily within the principal structure.

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, ~~and/or ordering and pick-up of food may take place from an automobile.~~ Fast food restaurants shall not include a drive-through facility unless such a facility is permitted as an accessory use in the zoning district in which the fast food restaurant is located.

Town of Frisco Zoning

Historic Overlay District

Parcels

Town Boundary

1- Mountainside

2- Northway

3- Frisco Place

4- Royal Mountain Ranch

5- Creek at Frisco

6- Residence at Creekside Estates

7- Frisco Park Filing 1 and 2

8- The Reserve at Frisco

9- River Pines

10- Mountain Pines

11- Crossroads at Frisco

12- Lakepoint

13- 101 W Main Housing

14- Rivercrest Townhomes

GW - Gateway

CC - Central Core

CO - Commercial-Oriented

LI - Light Industrial

MU - Mixed Use

OS - Open Space

PF - Public Facilities

PR - Parks & Recreation

RS - Residential Single-Household

RN - Residential Traditional Neighborhood

RL -Residential Low Density

RM - Residential Medium Density

RH - Residential High Density

0

500

1,000

2,000 Feet

1in = 600ft

Scale: 1:7,200

N

This map is for display purposes only and is not survey accurate. Do not use for legal convenience. Map printed 10/2020.

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STAFF REPORT

TO: PLANNING COMMISSION
FROM: KATIE KENT, COMMUNITY DEVELOPMENT DIRECTOR
RE: WORK SESSION: UDC-26-0001, TOWN CODE, CHAPTER 180-6.14,
LANDSCAPING AND REVEGETATION REQUIREMENTS
DATE: JULY 16, 2026

Summary & Background:

Before the Planning Commission on July 16, 2026, is a work session to discuss proposed modifications to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado. The changes were initiated in response to new statutory requirements and a long standing need expressed by staff to update the landscaping and revegetation requirements to be more practical and meet the community's needs. At the work session, Staff will:

1. Review the requirements outlined in Senate Bill 24-0005, a water conservation law that strictly prohibits the installation of nonfunctional turf, artificial turf, and invasive plant species on commercial, industrial, institutional, and common interest community (HOA) properties. The legislation applies to new developments and redevelopments.
2. Review the requirements outlined in House Bill 25-1113, a water conservation law that expands on SB24-0005 and limits the installation of nonfunctional turf and artificial turf in new residential and commercial developments. The bill expands on previous state regulations to promote drought-friendly landscaping across Colorado.
3. Provide a brief review of relevant portions of the Colorado Wildfire Resiliency Code (CWRC) in relation to safeguarding life and property within the Wildland-Urban Interface (WUI) through providing mandatory, state-wide minimum standards for home hardening and defensible space in mapped wildfire-risk areas. This includes identified zones around structures to reduce the risk of embers destroying homes.

4. Present specific questions to Commissioners to receive guidance on how to write portions of the landscaping and revegetation requirements to meet the community's needs including:
 - a. Should Planning require application submittals for the conversion or replacement of turf?
 - b. Should Planning require application submittals for removal of dead and diseased trees?
 - c. Should dead or diseased tree removal require replacement; if yes, how about trees removed in the immediate WUI zone?
 - d. What does the Commission think is an adequate tree and shrub count for residential and non-residential developments that respects the required defensible space zones but also provides a natural appearance within Town?
 - e. Does the Commission want to expand alternatives for landscaping to areas in addition to Main Street, East and West Main Street, and Summit Boulevard?
 - f. Does the Commission want to exempt 0-5' from a structure from lot coverage since it is required to be gravel, stones, etc. through new legislation?
5. Receive additional feedback from Commissions on the landscaping and revegetation requirements draft.

Staff encourages the Commission to keep in mind the intent of landscape regulations which include managing environmental risks and maintaining community character. Landscaping is important to aid in drainage, stabilize slopes, provide buffers, increase property values and enhance neighborhood curb appeal. Staff's intent on revising the landscaping regulations is not just to bring it into conformance with state legislation but also recognizing that water conservation and wildfire resiliency are needs that are becoming more important in our community and Colorado. Our intent in these modifications is to find the balance to how much, where, and what type of landscaping shall be required while ensuring the town is also supporting water conservation and wildfire resiliency.

Senate Bill 24-0005

The primary intent of SB24-0005 was to reduce outdoor water demands by limiting the amount of non-native, cool season, high water use turf in landscaping. The bill intended for communities to replace the practice of installing nonfunctional, high water use turfgrasses (turf) with "water-wise landscaping" that reduces outdoor water consumption "without adversely impacting quality of life or landscape functionality." The bill did not apply to new residential development.

House Bill 25-113

The primary intent of HB25-1113 was to expand the requirements of SB24-0005. HB25-1113 added definitions for functional artificial turf and nonfunctional artificial turf and

required communities to adopt standards that prohibit nonfunctional artificial turf. This bill also defined compliance to include new and redeveloped multifamily development with more than twelve (12) units and requires local governments to create standards/practices to reduce irrigation demands in all other new residential developments.

2025 Colorado Wildfire Resiliency Code (CWRC)

The CWRC was created to achieve numerous objectives that included protecting structures against embers and establishing defensible space. Through the mandatory requirements outlined in this Code, the town's current landscaping requirements contradict what is permitted with regards to vegetation within defensible space zones. Exceptions to the CWRC include:

- Detached tool sheds under 120 square feet and 10 feet from buildings
- Alterations or repairs affecting less than 25% of roofs or walls
- Additions under 500 square feet

A commonly use term today is the Wildland-Urban Interface ("WUI"). This is known as the transitional zone where human development meets or intermingles with undeveloped wildland vegetation and flammable fuels. This area matters since it is where the man-made structures blend with natural, combustible vegetation and is highly susceptible to wildfires. To assist in fire mitigation, defensible spaces and fire-resistant building material requirements are becoming more stringent in Colorado.

Analysis:

Attachment 1, Draft 180-6.14. Landscaping and Revegetation Requirements.

Attachment 1 includes:

- A Table of Contents on page 1 to assist understanding the new layout. This may be rearranged as the regulations are finalized.
- Text boxes on the right side of the pages to provide insight or highlight questions for the Planning Commission
- Page 24 contains staff notes regarding other parts of the Town Code that may need to be modified at the same time as 180-6.14 due to potential inconsistencies and/or general clean-up related to turf, irrigation, and/or landscaping. Staff has included these for Commissioners to see how landscaping is connected to other parts of the Town Code.

Applicable Definitions

Through the above stated legislation, the Town is incorporating required definitions into the landscaping regulations. These are included in the draft regulations under 180-6.14.8.

Technical Questions for Planning Commission

- a. Should Planning require application submittals for the conversion or replacement of turf (Refer to page 2 of Attachment 1)?

- Staff is considering allowing property owners to convert, or replace, turf to xeriscaping without needing to submit an Administrative Site Plan for landscape modifications.
 - ✓ Pro: Convenience for property owners not to have to draw up a site plan, submit an application, and wait for a planner to review.
 - ✓ Pro: Provides an incentive to property owners to remove turf.
 - ✓ Con: Planning will not be able to verify that proposed replacement is in conformance with the plant list and other parts of the landscaping regulations.
- b. Should Planning require application submittals for removal of dead and diseased trees (Refer to page 2 of Attachment 1)?
 - Staff is considering allowing property owners to remove dead or diseased trees without needing to submit an Administrative Site Plan.
 - ✓ Pro: Convenience for property owners not to have to draw up a site plan, submit an application, and wait for a planner to review.
 - ✓ Pro: Provides an incentive to property owners to remove dead or diseased trees for wildfire mitigation.
 - ✓ Con: Planning will not be able to verify that removed tree(s) are dead or diseased.
 - ✓ Con: If the Town wants to require replacement of dead/diseased trees, then the Town cannot document new trees were planted.
- c. Should dead or diseased tree removal require replacement; if yes, how about trees removed in the immediate WUI zone (Refer to pages 2 and 5 of Attachment 1)?
 - Staff is unsure if tree replacement should be required when dead/diseased trees are removed.
 - ✓ Pro: Convenience for property owners not to have to find a location for new trees that meet WUI requirements.
 - ✓ Pro: Cost savings for property owners who want to reduce wildfire hazard by not having to purchase and install replacement trees.
 - ✓ Pro: Provides an incentive to property owners to remove dead or diseased trees for wildfire mitigation.
 - ✓ Con: Not requiring replacement contradicts the intent of having a minimum amount of vegetation per project along with species diversity and minimum tree caliper and height requirements.
 - ✓ Con: Overall impact of reduced trees in Town which could make an impact to the appearance of neighborhoods and community character.
- d. What does the Commission think is an adequate tree and shrub count for residential and non-residential developments that respects the required defensible space zones but also provides a natural appearance within Town (Refer to pages 3 and 4 of Attachment 1)?

- Staff would like to modify the current requirements to:
 1. Match Silverthorne's residential requirements as outlined for their 1-3 units not with common entity:

*Per Dwelling Unit:
Three (3) trees and six (6) shrubs; or
Four (4) trees and three (3) shrubs; or
Five (5) trees and no shrubs.*

2. Merge existing Frisco requirements with Summit County for Nonresidential requirements:

Three trees and two shrubs for every 1500 sq. ft. of floor area

Table 1: Tree and Shrub Count Examples

TREE AND SHRUB COUNT EXAMPLES			
	Frisco (Existing)	Summit County	Silverthorne
Residential	1 tree for every 875 sq. ft. project area 1 shrub every 1500 sq. ft. project area	Minimum of three (3) trees and two (2) shrubs shall be provided for each actual unit	*1-3 units not with common entity. Per Dwelling Unit: Three (3) trees and six (6) shrubs; Four (4) trees and three (3) shrubs; or Five (5) trees and no shrubs.
Commercial/ Nonresidential	Dependent on project type: 1 tree for 1000-1500 sq. ft. of project area 1 shrub for 1500-2500 sq. ft. of project area	Minimum of three (3) trees and two (2) shrubs shall be provided for every 1,000 square feet of Floor Area	*4 or more residential/common entity, commercial: Trees: 30% landscape area (tree = 120 sq. ft.) Shrubs: 10% of landscape area (shrub = 20 sq. ft.)

- e. Does the Commission want to expand alternatives for landscaping to areas in addition to Main Street, East and West Main Street, and Summit Boulevard (Refer to page 4 of Attachment 1)?
- In an effort to reduce wildfire risk and reduce water usage, while still promoting aesthetics, Staff would like to know if the Commission wants to allow alternatives (public art, public patios/seating, planter boxes, etc) as an alternative to tree and shrub counts along:
 - Dillon Dam Road
 - Lusher Court

○ Ten Mile Drive

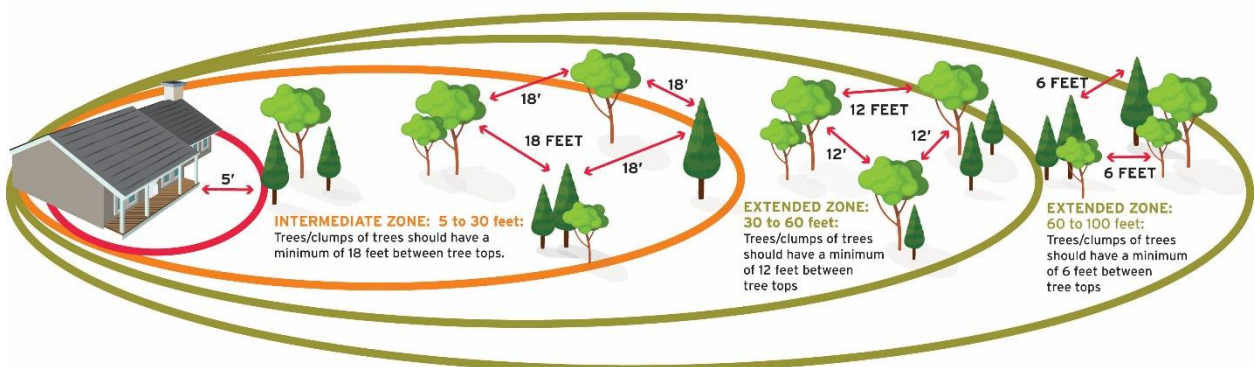
This would be in addition to landscape alternatives currently allowed on Main Street, East and West Main Street, and Summit Boulevard.

- ✓ Pro: Reduces water usage if trees and shrubs reduced.
- ✓ Pro: Reduces wildfire risk with less trees and shrubs.
- ✓ Pro: Promotes more public spaces in other commercial areas.
- ✓ Con: Difficult to determine what should be counted as an alternative when applicants bring forward patios/public seating that are not in a location easily accessed by the public.

- f. Does the Commission want to exempt the square footage 0-5' from a structure from the definition of lot coverage since it is required to be gravel, stones, etc. through new legislation (Refer to page 5 of Attachment 1)?
- With the new CWRC requirement to only have noncombustible materials like gravel, rock, or concrete 0-5' from a structure, the Town could consider allowing that sq. ft. to be exempt from lot coverage. Staff does not support this concept but wants to receive the Commission's input. A suggestion for the Commission to consider and provide feedback on is:

*Lot Coverage. The percentage of total lot area used for parking, roads, drives; and above or below-grade structures or improvements, including, but not limited to, hot tubs, decks, patios, and sheds. The following elements are excluded from the calculation of lot coverage: Two feet of roof eaves as measured perpendicular from the exterior building wall; **the square footage of the area identified as the Immediate Zone 0-5' from the structure;** ground-mounted solar energy facilities as an accessory use; 100 percent of publicly used non-vehicular pathways and three feet of the width of privately used non-vehicular pathways; and approved dumpster enclosures that provide adequate space for recycling containers.*

TREE SPACING



Source: National Fire Protection Association®. All rights reserved. Visit www.nfpa.org

- ✓ Pro: Does not penalize property owners with lot coverage calculations required by state legislature.
- ✓ Con: By exempting this sq. ft. from lot coverage, it allows a property owner to add additional lot coverage through driveways, structures, etc. This then reduces drainage capability and has less permeable area on a property.
- ✓ Con: Owners could be encouraged to pave the first 5' adjacent to the structure rather than utilize permeable, noncombustible landscaping such as cobble and rock.

Alignment with Comprehensive Plan:

Goals and strategies from the 2025 Frisco Comprehensive Plan that are applicable to the Landscaping and Revegetation Requirements include:

Goal R.1: Conserve and manage freshwater resources efficiently to ensure sustainable water availability and meet the community's long-term needs.

5. *Update the UDC to create a more robust water conservation program. Encourage native planting and limit the use of turf grass which requires more water to grow. Prohibit outdoor watering for properties outside of the Town boundaries that use town water. Consider additional education and resources for waterwise landscape and low-impact development at a residential and commercial scale. Ensure new developments follow water conservation and water quality protection guidelines/regulations.*

Goal R.2: Strengthen wildfire and hazard mitigation efforts and improve infrastructure resiliency to protect the community.

1. *Pursue wildfire mitigation effort. Focus on the WUI, the watershed above Tenmile Creek, and create a buffer zone between natural and developed areas.*

Goal R.3: Manage development in relationship to water and sewer capacity.

Goal R.4: Promote climate action through new and existing development.

4. *Support comprehensive sustainable design standards including solar orientation, landscaping guidelines, and water conservation and consider updating the UDC while considering affordability implications.*

Staff Recommendation:

Staff requests the following feedback from the Planning Commission:

1. Are there questions on understanding SB24-0005, HB25-1113, and the CWRC?
2. Should Planning require application submittals for the conversion or replacement of turf?
3. Should Planning require application submittals for removal of dead and diseased trees?

4. Should dead or diseased tree removal require replacement; if yes, how about trees removed in the immediate WUI zone?
5. What does the Commission think is an adequate tree and shrub count for residential and non-residential developments that respects the required defensible space zones but also provides a natural appearance within Town?
6. Does the Commission want to expand alternatives for landscaping to areas in addition to Main Street, East and West Main Street, and Summit Boulevard?
7. Does the Commission want to exempt 0-5' from a structure from lot coverage since it is required to be gravel, stones, etc. through new legislation?
8. Does the Planning Commission want to have another work session on modifications by themselves or a joint work session with the Council to discuss proposed modifications as they are further drafted by Staff?

Attachments:

- Attachment 1 – DRAFT 180-6.14 Landscaping and Revegetation
- Attachment 2 – Existing 180-6.14 Landscaping and Revegetation
- Attachment 3 – House Bill 25-1113
- Attachment 4 – Senate Bill 24-0005
- Attachment 5 – 2025 Colorado Wildfire Resiliency Code

180-6.14. LANDSCAPING AND REVEGETATION

DRAFT TABLE OF CONTENTS

180-6.14. Landscaping and Revegetation Requirements.

180-6.14.1. Purpose.

180-6.14.2. Applicability.

180-6.14.3. Modifications to the Landscape Standards.

180-6.14.4. Landscaping Requirements By Project Type.

- A. Residential Development: single-household and two household.*
- B. Non-Residential Development.*
- C. Public Projects.*
- D. Additions to Existing Developments.*

180-6.14.5. Required Wildfire Mitigation.

- A. The creation of defensible space around structures is required for all new construction that affects the exterior of a structure and/or a structure's footprint.*
- B. The following standards apply to the creation of defensible space around a structure:*
- C. The Immediate Zone.*
- D. The Intermediate Zone.*
- E. Extended Zone.*

180-6.14.6. General Landscape Requirements.

- A. Species Diversity.*
- B. Parking Area Landscaping.*
- C. Additional Screening.*
- D. Protection of Existing Vegetation*
- E. Revegetation of Disturbed Land.*
- F. Completion.*
- G. Landscape Maintenance.*
- H. Xeriscape Requirements.*

180-6.14.7. Plant Materials.

- A. Planting Requirements.*
- B. The following further limits the type of planting that can occur on a site:*
- C. Prohibited Landscaping.*
- D. Noxious Weeds.*
- E. Plant Materials List*

180-6.14.8. Landscape Definitions.

180-6.14.9. Landscape Plan Submittal Requirements.

180-6.14. Landscaping and Revegetation Requirements.

180-6.14.1. *Purpose.* The purpose of this section is to provide landscaping standards for sites undergoing development or redevelopment in the Town of Frisco. It is the Town's goal that landscape design protects the area's unique natural beauty and environment, enhances its aesthetic appeal, and reduces wildfire ignition risk while promoting water conservation principles.

When reviewing and answering questions, keep purpose in mind. Purpose can be edited

180-6.14.2. *Applicability.*

- A. The requirements of this Section shall apply to all landscaping planted, installed, or removed, within the Town with the exception of:
 - 1. Turf conversion. Conversion or replacement of turf on a site with a prior approval shall not require a site plan provided that:
 - a. Overall landscaped area and quantities are maintained; and
 - b. Existing trees are preserved unless within five feet from the structure; and
 - c. The turf conversion or replacement is consistent with applicable standards in the Tree and Plant list.
 - 2. Dead Trees. Removal of dead trees on private property shall not require a permit from the Town of Frisco, and do not require replacement.

Having this be exempt encourages people to do it but is it supported by Town?

Clarify from PC if want permits submitted and if want tree replacement

A letter from landscaper is currently required and people tend to skip it and just cut them down without getting permit

180-6.14.3. *Modifications to the Landscape Standards.* The Community Development Director is authorized to modify the standards set forth in this Section upon finding that:

- A. The strict application of these standards is not possible due to wildfire urban interface requirements for defensible space; and
- B. The modification is consistent with the purpose of this section; and
- C. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this chapter.

Suggested language to have solution if small lot cannot meet landscaping requirements due to defensible space requirements (similar to Stthorne code language)

The Community Development Director shall require that an applicant requesting a modification supply the information necessary to substantiate the reasons for the requested modification. The details of any action granting modifications will be recorded and entered in the files of the planning division.

180-6.14.4. *Landscaping Requirements By Project Type*. Required trees should be planted predominantly in the front setback and the side yards to increase the visual buffer of the building and paving from the street, enhance the site, and provide a landscape buffer to adjacent properties. Spacing of plant material shall be appropriate for each species planted. In proposing landscaping to meet the requirements of this Article applicants shall use materials from the Plant Materials List in Section 180-CITE SECTION. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

Existing Code has: "Residential", "Mixed Use", "Commercial", "Commercial and Mixed-Use Large", and "Public".

Proposing to now just have "Residential", "Nonresidential" and "Public"

A. *Residential Development*

1. Existing on-site trees and shrubs that remain healthy and undisturbed during the site's development may be credited for required landscaping provided they meet the minimum size, species, and location requirements.
2. The following are per-dwelling-unit minimum requirements:
 - a. Three (3) trees and six (6) shrubs; or
 - b. Four (4) trees and three (3) shrubs; or
 - c. Five (5) trees and no shrubs.
3. All deciduous trees used to meet the landscaping requirements shall be a minimum of one-and-one-half-inch-caliper and a minimum of eight (8) feet in height, measured as shown in Figure 6.14.CITE FINAL #. All trees (existing and proposed) not meeting the one-and- one-half-inch caliper or eight foot-high standard will not count toward the landscaping requirements.

What does PC think about options of tree/shrubs mix? Draft copies Silverthorne language for residential

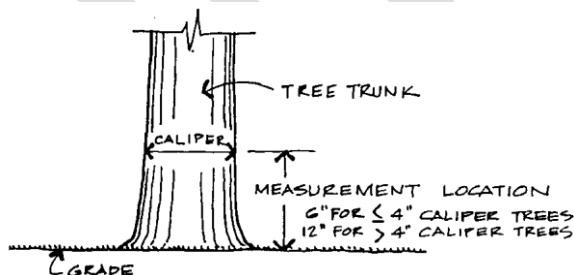


Figure 6.14.CITE FINAL # Tree Caliper Measurement

4. All evergreen trees used to meet the landscaping requirements shall be six (6) feet or greater. All trees (existing and proposed) not meeting the six-foot-high standard will not count toward the landscaping requirements.
5. All shrubs used to meet the landscaping requirements shall be at least one and one-half (1.5) feet tall and a minimum five-gallon container when planted.

6. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.
- B. *Non-Residential and Mixed-Use Development.* To the greatest extent possible, existing healthy trees shall be saved upon development of a property unless it can be demonstrated that site restrictions necessitate their removal. Existing on-site trees and shrubs that remain healthy and undisturbed during the site's development may be credited for required landscaping provided they meet the minimum size, species, and location requirements.
1. A minimum of three (3) trees and two (2) shrubs shall be provided for every 1,500 square feet of floor area.
 2. All deciduous trees used to meet the landscaping requirements shall have a minimum two-inch caliper.
 3. All evergreen trees used to meet the landscaping requirements shall have a minimum height of eight (8) feet.
 4. All shrubs used to meet the landscaping requirement shall be at least one and one-half (1.5) feet tall and a minimum five-gallon container when planted.
 5. The following alternative forms of landscaping may be used to meet the vegetation requirements:
 - a. For properties fronting Main Street or Summit Boulevard: Up to 50 percent of the landscaping required by Sections 180-6.14.CITE FINAL SECTION may be provided in the form of street furniture, planter boxes, or other forms of landscaping. To be substituted for landscaping that is otherwise required; planter boxes shall have a minimum plantable area of 16 square feet. Each bench or each 16 square feet of plantable planter box area or other non-vegetative landscaping may be substituted for one required tree.
 - b. For properties fronting Main Street, East and West Main Street or Summit Boulevard: Up to 25 percent of the landscaping required by Sections 180-6.14.CITE FINAL SECTION may be provided in the form of public art or public space such as a patio, plaza, or outdoor seating area. To be substituted for landscaping required by Sections 180-6.14.CITE FINAL SECTION public spaces shall have a minimum area of 100 square feet. Each 100 square feet of public space may be substituted for one required tree.

What does PC think about tree/shrubs mix? Note that below is an option to require more landscaping for screening

Alternatives exist in code now. Does PC want to expand to properties off Main Street and Summit Blvd? (Dillon Dam Road? Lusher Court? Ten Mile Drive?)

C. *Public Projects*. For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements.

Existing language in Code which has been useful for development projects at PRA and transit center

D. *Additions to Existing Developments*. In determining landscape requirements for additions to existing structures, the required amount of landscaping in this Article shall be in accordance with this section. A nonconforming use or structure that is nonconforming due to inadequacies in its provision of landscaping may be expanded, changed, or altered provided that landscaping is provided for the expansion in accordance with this section.

180-6.14.5. *Required Wildfire Mitigation*.

F. The creation of defensible space around structures is required for all new construction that affects the exterior of a structure and/or a structure's footprint.

G. The following standards apply to the creation of defensible space around a structure:

1. The property shall be divided into three (3) zones shown in the table below. The zones shall measure from the eaves of the building or structure including attached structures or protrusions, such as a deck on the property.

Zone	Distance
Immediate Zone	0' to 5'
Intermediate Zone	5' to 30'
Extended Zone	30' and greater

0 to 5' from structure essentially only allows noncombustible hardscaping. Due to this being required, does PC want to exempt this area from lot coverage calculations? Staff does not support this suggestion but wants verification from the Commission.

2. Except as may be required to remove dead or diseased trees, no portion of any property may be "clear cut" in order to achieve defensible space.
3. Except as may be required to remove dead or diseased trees, no more trees shall be allowed to be removed than are necessary in order for the landowner to create defensible space around a property.

Not sure how to verify dead/diseased trees; a letter from landscaper is currently required and people tend to skip it and just cut them down without getting permit

H. *The Immediate Zone*. The following specific standards apply to the creation of defensible space within the immediate zone (0 to 5 feet).

1. All trees including limbs along with shrubs, conifers and other landscaping materials shall be removed.

2. All vegetation and combustible and flammable materials shall be moved away from exterior walls, under the eaves, and/or decks. This includes: mulch, shredded rubber, ground fuels, flammable plants, leaves, needles, and firewood piles.
 3. Surface materials shall be noncombustible hardscaping such as rock, gravel, concrete, sand or stone/concrete pavers.
- I. *The Intermediate Zone.* The following specific standards apply to the creation of defensible space within the intermediate zone (5 to 30 feet):
1. All dead and diseased trees, shrubs, and other landscaping materials shall be removed.
 2. Healthy deciduous trees may be added if they are planted in small irregular islands or clusters.
 3. Other healthy, firewise trees, shrubs, and other landscaping material shall be preserved if they are well spaced so as to reduce the risk of a fire spreading to other vegetation or structures, but shall be pruned to remove dead branches.
 4. Shrubs shall be spaced at least 10 feet away from the edge of tree branches.
- J. *Extended Zone:* The following specific standards apply to the creation of defensible space within the extended zone (30 feet and greater):
1. All dead and diseased trees, shrubs, and other landscaping materials shall be removed.
 2. Healthy trees, shrubs, and other landscaping materials required by an existing approved landscape plan shall be preserved.
 3. Other healthy, firewise trees, shrubs, and other landscaping material shall be preserved if they are well spaced so as to reduce the risk of a fire spreading to other vegetation or structures, but shall be pruned to remove dead branches.
 4. Healthy deciduous trees may be added if they are planted in small irregular islands or clusters.
 5. Groups of trees with a minimum of 12 feet between the widest portion of individual crowns of each grouping shall be preserved to allow buffers to remain and to prevent wind throw.

180-6.14.6. *General Landscape Requirements.*

- I. *Species Diversity.* To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. Species diversity does not apply to existing trees or trees planted in excess of the minimum number required by this article. The following minimum requirements shall apply to any development plan:

Number of required trees on site	Maximum percentage of any one species
1—9	No diversity required
10—19	45 percent
20—39	33 percent
40 or more	25 percent

J. *Parking Area Landscaping*. In addition to the landscaping required in 180-6.14.CITE FINAL SECTION landscaping is required under this section to reduce the visual impacts created by parking areas.

1. Any parking lot providing 20 or more parking spaces shall have an area equal to at least six percent of the total paved area landscaped. In parking areas providing 20 or more parking spaces, at least 50 percent of the landscaping required by this section must be internal to the parking area. The remainder of the landscaped area may be external to the parking area so long as it is within ten feet of the perimeter of the paved area.
2. All landscaping required by this section shall include at a minimum, one tree and two shrubs for every 150 square feet of landscape area required, or fraction thereof. All required trees and shrubs must meet the minimum plant size requirements set forth in Section 180-6.14.CITE FINAL SECTION
3. Internal parking lot landscaping provided shall be proportionately dispersed so as to define aisles and limit unbroken rows of parking.
4. Parking lot islands shall be a minimum of eight (8) feet in width and eight (8) feet in length and contain at least one tree.
5. Parking lot islands may not be used in the calculation of required snow storage.
6. Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Required landscaped buffers shall meet the following standards:
 - a. Buffers shall be a minimum of ten feet wide
 - b. The location and type of all plantings shall meet sight distance requirements.
 - c. The following incentive is available:
 - i. If a landscaped buffer incorporates double the plant quantities and area required above, or double the requirement in Section 180-6.14.3.F, Parking Area Landscaping, whichever is greater, then the applicant may locate up to 75 percent of the required parking in

6. pasted from non-residential dev't standards and will be deleted from that

the front of the building along the principal street façade, with approval by the Planning Commission.

7. Except in the Central Core District, where a building abuts parking or paved areas, a landscaped area shall be provided that varies from five to ten feet in width.
 - a. Required landscaped areas shall meet the following standards:
 - i. At least half of the landscaped areas shall be ten feet in width.
 - ii. This landscaped area shall be at least 50 percent of the length of the building.
 - iii. Landscaping shall also comply with Section 180-6.14.ii.
 - b. The following incentive is available:
 - c. If less than 50 percent of the required parking spaces are located in front of the building along the principal street façade, the landscaped buffer may be reduced to a minimum of 35 percent of the length of the building, with approval by the Planning Commission.

Figure 6-CITE FIGURE NUMBER AND TITLE

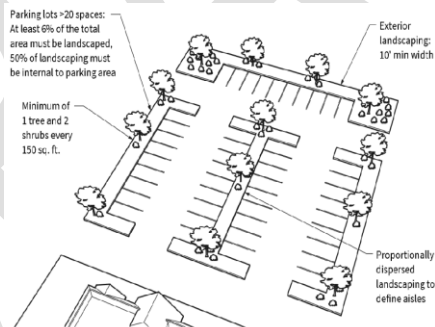
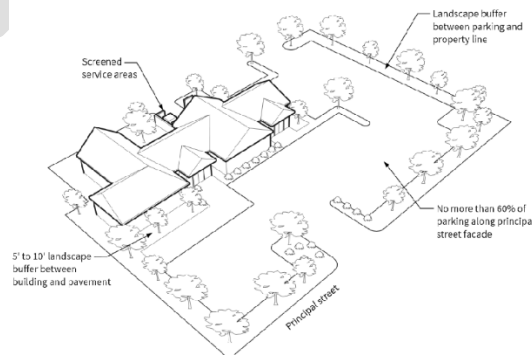


Figure 6-CITE FIGURE NUMBER AND TITLE



C. Additional Screening.

1. Additional landscape screening may be required when it is determined by Community Development Department staff or Planning Commission to be in the best interest of the affected properties only if it is determined that:
 - a. The proposed development will have a substantial adverse impact on an adjacent property; and
 - b. The substantial adverse impact is due to an impact of the proposed development that is unique and peculiar to the proposed development and not of the type normally associated with the type of development proposed.
2. Additional landscaping, not to exceed 20 percent of the landscaping otherwise required may be required in areas including, but not limited to:
 - a. At the edges (perimeter) of a parking lot and between parking lots.
 - b. Between building development and recreational trails or open space.
 - c. Between multifamily or commercial development and a road or other public spaces.
 - d. Between commercial and residential areas.
 - e. On slopes of over 15 percent. Developers shall be required to place additional trees in sufficient numbers to screen such properties from major thoroughfares, such as Highway 9 and Main Street.

D. *Protection of Existing Vegetation*

1. Prior to the issuance of any grading or building permit, existing trees, shrubs, and/or sensitive native landscape areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of a four-foot-high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period.
2. Construction debris storage/staging areas shall be located away from vegetation, at least one (1) foot outside the drip line of tree, to be preserved.
3. Any removed qualifying trees that are not subject to the exceptions set forth in Section 180-6.14.CITE FINAL SECTION shall be replaced unless replacement would conflict with required defensible space or fuel-reduction standards with a one for one and a half

(1:1.5) replacement ratio.¹ All replacement plant material shall conform to the requirements by plant type set forth in 180-6.14.CITE FINAL SECTION, Plant Sizes.

4. All coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more, measured one foot above the ground shall be defined as a qualifying tree and may be removed without replacement, only as follows:
 - a. Trees on land to be occupied by buildings, parking, and paving plus a maximum eight-foot clearance strip adjacent to the perimeter thereof.
 - b. Diseased trees, trees damaged by natural causes, and other trees that interfere with utility lines may be removed only upon authorization of the State Forester or other qualified person and authorization of the Town.
 - c. Trees whose removal is necessary for fire safety or wildland fire defense may be removed upon authorization of a qualified specialist and authorization of the Town.
- E. *Revegetation of Disturbed Land.* Development activities should only disturb, clear, or grade the area necessary for construction.
 1. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. All seeded areas shall receive seeding mulch (e.g., straw-crimped in place or hydromulch, etc.). In order to promote growth and increase soil contact all rocks larger than three inches in diameter shall be removed, and a minimum of three inches of topsoil shall be installed utilizing existing stockpiled topsoil from the site, when possible. Seeded areas in excess of 3:1 (horizontal:vertical) slope (33 percent) shall receive biodegradable erosion control blankets, to reduce potential for damage from heavy, concentrated storm-water runoff. Seed mixes and other plant material shall be selected from the "Plant Materials List - Frisco

Staff to research if this is still best requirement for seeding/revegetation

¹The total diameter (in inches) of the replacement trees, must be one and a half times greater than the total diameter (in inches) of those trees removed, (e.g. -one removed 12-inch diameter coniferous tree may be replaced with two nine-inch-diameter coniferous trees, or three six-inch diameter coniferous trees, etc.) with a minimum diameter replacement for coniferous trees of four inches and for deciduous trees of two inches. The tree replacement requirements of this paragraph may be partially waived on a case-by-case basis as determined by Planning Commission for project sites that have at least 50 percent more again, the number of trees that would be required. In the case of these significantly forested sites, whenever possible, building and paving placement should occur in the least densely forested area of the lot to take advantage of any naturally occurring openings that would result in the removal of fewer trees.

Colorado". Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission based on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

2. Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.
3. Following construction, stockpiled topsoil should be uniformly redistributed to a depth of three inches.
4. Topsoil shall consist of adequate and fully composted organic material.

F. *Completion.*

1. All approved landscaping must be completed prior to the issuance of certificates of occupancy generally in the months of May through October. Certificates of Occupancy will be issued during the remainder of the year prior to completion of approved landscaping only if the applicant provides a guarantee of improvements which is acceptable to the Town.
2. In the case of a drought, as determined by the Town, the property, the property owner may request from the Community Development Department an extension on the landscape installation time frame. If approved, the owner will be required to submit a bid from a local landscape contractor, along with one hundred fifty percent (150%) of the estimated cost of materials and labor, to be completed by the date given by the Community Development Department.

Completion section is new and copied from Silverthorne. 1. Already followed by Town but not clear in Code. Staff unsure of using 2. Since not sure who/how drought declared

G. *Landscape Maintenance.*

1. Landscaping shall be maintained in good health and condition for perpetuity. If any vegetative landscaping required by this Article shall die the owner of the property on which it is located shall replace it with the vegetation required by the approved landscape plan within one year of the death of the vegetation. Where irrigation systems have been installed, these systems shall be kept operable, including adjustments, replacements, repairs and cleaning needed as part of regular maintenance.
2. Noxious Weeds. It is the duty of any property owner or occupant to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow as noted in Chapter 61, Brush, Grass and Weeds.

- H. *Xeriscape Requirements.* Xeriscape is a landscape concept which promotes water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native or drought tolerant vegetation, limiting the amount and type of irrigation and other related measures to conserve water and create a native

landscape. The following specific requirements shall be met for all development subject to the mandatory landscaping requirement, unless specifically exempted by another part of the Landscaping Regulations:

1. All front, side and rear yards, exclusive of permitted access drives, walkways, parking lots and accessory structures, shall be left in natural vegetation.
2. *Water Conservation.* All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles while also prioritizing low-fuel, ignition-resistant plant materials.
 - a. *Maximum Amount of Irrigated Area.* The maximum amount of irrigated area cannot exceed twenty percent (20%) of the pervious area on a site.
 - b. Permanent irrigation systems shall be limited to functional turf areas and other specific areas where irrigation is demonstrated to be necessary due to site constraints or plant establishment needs, as approved by the Town. All permanent irrigation systems shall be clearly identified and labeled on the landscape plan, including system type and areas to be irrigated, to demonstrate compliance with this section. Temporary irrigation methods used for plant establishment, including hoses or other non-permanent systems, are permitted and are not subject to these requirements.
 - c. Irrigation Systems for trees and shrubs that are X or XX as allowed by these regulations shall be designed as a drip irrigation system or other high-efficiency irrigation technology. XXX plants may only have temporary irrigation systems at the discretion of the Town to ensure successful plant establishment.
 - d. Spray or sprinkler irrigation shall only be permitted for functional turf areas or seasonal planting beds.
 - e. Permanent irrigation systems shall not be required for water-wise landscaping designs where plant species are identified as drought tolerant or suitable for non-irrigated establishment.
 - f. Where irrigation systems are not being installed, the Town encourages an applicant to provide temporary, supplemental watering beyond natural precipitation for new plants and revegetation for no more than two (2) years to ensure successful plant establishment as required by these regulations. Revegetation can be established without supplementing natural precipitation if the revegetation procedures outlined above are followed.

Staff notes clean-up is needed here to clarify if they are supposed to show on the CMP that they are maintaining as much natural vegetation as possible during construction.

H.1. to restrict adding new turf/landscaping. However, does this language makes sound like no new trees allowed?

Maximum amount of irrigated area requested by Staff and copied from Summit County

- g. Outside irrigation shall follow day and time watering schedules as outlined in Frisco Town Code, Chapter 171.
- h. All irrigation systems shall be designed with at least two (2) zones to control the amount of water to planting areas and the lawn area so that water can be applied at differing rates based on species need.
- i. All irrigation systems shall be designed with a rain sensor that prevents irrigation if it is raining or if the soils and plants are moist. All irrigation systems shall be maintained per the provisions listed in Section 180-6.14 CITE SECTION.
- j. All irrigation systems shall have timers.

180-6.14.7. *Plant Materials.*

- A. *Planting Requirements.* Frisco has a harsh environment and careful plant selection and installation of landscape materials is essential to successful establishment of the landscaping. All new plant materials shall use species from the required plant list included in the Required Plant Materials List (CITE FINAL TABLE). Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.
- B. The following further limits the type of planting that can occur on a site:
 - 1. Trees, shrubs or other plants within an irrigated area shall be limited to species shown as either a X or XX plant in Table 3-2, unless other plants are approved by the Town for location in irrigated areas (X: Thrives in slightly dry conditions, and once established, generally requires about one (1) inch of water per week; XX: Thrives in dry conditions, and once established, generally requires about one-half (½) inch of water per week).
 - 2. Trees, shrubs or other plants outside of an irrigated area shall be limited to a species shown as a XXX plant in Table 3-2, unless other plants are approved by the Town for location outside of irrigated areas (XXX: thrives in dry conditions, and once established, generally requires one-half (½) inch of water every two (2) weeks).
 - 3. Planting of Firewise plant materials, as noted in Table 3-2 is encouraged.
- C. *Prohibited Landscaping.* The following shall be prohibited:
 - 1. *Nonfunctional Turf, nonfunctional artificial turf, and invasive plant species.* As part of a new development project, or redevelopment project, no applicable property shall install, plant, or place, any

Should this section be moved up to stand out more?

nonfunctional turf, nonfunctional artificial turf, or invasive species as defined in this section.

2. Nothing in this section prohibits:

- a. A local entity from maintaining, or allowing any person to maintain, any nonfunctional turf, nonfunctional artificial turf, artificial turf, or invasive plant species installed, planted, or placed before January 1, 2026; or
- b. Installation of artificial turf on athletic fields of play; or
- c. Notwithstanding any provision of this section to the contrary, an applicant shall be allowed to install grass seed or sod that:
 - i. Is a native plant;
 - ii. Has been hybridized for arid conditions; or
 - iii. Is a low-water grass

D. *Noxious Weeds*. It is the duty of any property owner or occupant to not plant and to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow as noted in Chapter 61, Brush, Grass and Weeds.

E. *Plant Materials List*

1. Plant materials listed are those determined to be suitable for Frisco's arid alpine environment. Landscaping materials required by this Article shall be chosen from this section. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence, that the proposed plant is suitable to the climate and placement on the site.
2. *Xeriscape Rating* has been included to help the applicant select a mixture of drought tolerant materials, likely to survive in this climate with little water.

* - Native

X - Thrives in slightly dry conditions. Once established, these plants generally require about 1" of water per week.

XX - Thrives in dry conditions. Once established, these plants generally require about ½" of water per week.

XXX - Thrives in very dry conditions. Once established, these plants generally require about ½" of water every 2 weeks.

Table needs to be titled still. Copied from Summit County's code

Staff needs to find out if this is the best way to do grasses, since it is hard for contractors to find these exact mixes.

Scientific Name	Common Name	Approx. Water Needs	Firewise/Fire Resistant Plant Material	Native Colorado Plant Material	Approx. Mature Height
TREES and SHRUBS					
<i>Purshia tridentata</i>	Antelope Bitterbush	X	YES	YES	1 - 2'
<i>Populus tremuloides</i>	Aspen	X	YES	YES	35 - 50'
<i>Populus balsamifera</i>	Balsam Poplar	X	YES	YES	25 - 98'
<i>Prunus cerasifera</i>	Cherry, Cistena (Purpleleaf Plum)	X	YES	NO	15 - 30'
<i>Aronia melanocarpa</i>	Chokeberry, Black	X	YES	NO	3 - 6'
<i>Padus virginiana</i>	Chokecherry, Native	X	YES	YES	10 - 15'
<i>Picea pungens</i>	Colorado Blue Spruce	X	NO	YES	80'
<i>Malus sp.</i>	Crabapple, Radiant & Spring Snow	X	YES	NO	15 - 25'
<i>Prunus padus commutata</i>	Mayday	X	YES	NO	30'
<i>Pinus mugo</i>	Mugo Pine	X	NO	NO	3 - 5'
<i>Rosa glauca</i>	Rose, Redleaf	X	YES	NO	6 - 8'
<i>Amelanchier</i>	Serviceberry	X	YES	YES	6 - 18'
<i>Prunus virginiana</i>	Shubert Chokecherry	X	YES	NO	10 - 30'
<i>Sorbaria sorbifolia</i>	Spirea, Rock or Ashleaf	X	YES	NO	6 - 8'
<i>Abies lasiocarpa</i>	Subalpine Fir	X	NO	YES	36 - 72'
<i>Pinus aristata</i>	Bristlecone Pine	XX	NO	YES	50'
<i>Picea englemannii</i>	Engelmann Spruce	XX	NO	YES	80 - 100'
<i>Lonicera tatarica</i>	Honeysuckle, Carnold's Red	XX	YES	NO	4 - 6'
<i>Juniperus communis</i>	Juniper	XX	NO	YES	< 3'
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	XX	YES	YES	1'
<i>Syringa vulgaris</i>	Lilac, Canadian & Common	XX	YES	NO	7 - 16'
<i>Pinus flexilis</i>	Limber Pine	XX	NO	YES	35'

<i>Pinus contorta</i>	Lodgepole Pine	XX	NO	YES	35 - 70'
<i>Acer ginnala</i>	Maple, Ginnala (Amur)	XX	YES	NO	6 - 10'
<i>Physocarpus monogynus</i>	Mountain Ninebark	XX	YES	YES	2 - 6'
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	XX	YES	NO	2 - 3'
<i>Potentilla</i>	Potentilla	XX	YES	YES	2-3'
<i>Rubus</i>	Raspberry, Wild	XX	YES	NO	4 - 6'
<i>Pseudotsuga menziesii</i>	Rocky Mountain Douglas Fir	XX	YES	YES	70 - 100'
<i>Rosa woodsii</i>	Rose, Woods	XX	YES	YES	2 -3'
<i>Shepherdia canadensis</i>	Buffaloberry, Russet or Silver	XXX	YES	YES	4 - 6'
<i>Ribes alpinum</i>	Currant, Alpine	XXX	YES	NO	5'
<i>Ribes aureum</i>	Currant, Golden	XXX	YES	YES	2 - 3'
<i>Ribes rubrum</i>	Currant, Red Lake	XXX	NO	NO	4'
<i>Ribes cereum</i>	Currant, Squaw or Wax	XXX	YES	YES	< 3'
<i>Chamaebatiaria millefolium</i>	Fernbush	XXX	NO	NO	6'
<i>Ribes inerme</i>	Gooseberry, Pixwell & Whitestem	XXX	NO	YES	8'
<i>Artemisia tridentata</i>	Sage, Big Leaf	XXX	YES	YES	1 - 1.5'
<i>Caragana arborescens</i>	Siberian Peashrub	XXX	NO	NO	> 6'
PERRENNIALS, GROWDCOVERS, and ANNUALS					
<i>Osteospermum</i>	African Daisy	X	YES	NO	< 1'
<i>Ajuga</i>	Ajuga, Bugleweed	X	YES	NO	<.5'
<i>Aurinia saxatilis</i>	Basket of Gold	X	YES	NO	1'
<i>Campanula rotundifolia</i>	Bellflower, Harebell	X	YES	YES	1'
<i>Iberis spp.</i>	Candytuft	X	YES	NO	9 - 18"
<i>Aquilegia</i>	Columbine	X	YES	YES	1 - 2'
<i>Heuchera spp.</i>	Coral Bells	X	YES	NO	1 - 2'
<i>Leucanthemum spp.</i>	Daisy, Shasta & Painted	X	YES	NO	2 - 3'
<i>Delphinium spp.</i>	Delphinium	X	YES	NO	.5 - 3'

<i>Leontopodium alpinum</i>	Edelweiss	X	YES	NO	6 - 8"
<i>Chamerion angustifolium</i>	Fireweed	X	YES	YES	2 - 6'
<i>Digitalis</i>	Foxglove	X	YES	NO	3 - 7'
<i>Geranium spp.</i>	Geranium	X	YES	NO	2'
<i>Alchemilla</i>	Lady's Mantle	X	YES	NO	1 - 1.5'
<i>Lamium spp.</i>	Lamium	X	YES	NO	<1'
<i>Liatris spp.</i>	Liatris, Blazing Star, Gayfeather	X	YES	YES	6 - 24"
<i>Lychnis chalcedonica</i>	Maltese Cross	X	YES	NO	14 - 39"
<i>Argyranthemum</i>	Marguerite Daisy	X	YES	NO	1 - 3'
<i>Viola tricolor</i>	Pansy	X	YES	NO	< 1'
<i>Echinacea</i>	Purple Coneflower	X	YES	NO	2 - 3'
<i>Cerastium tomentosum</i>	Snow in Summer	X	YES	NO	6 - 12"
<i>Saponaria officinalis</i>	Soapwort	X	YES	NO	1 - 2.5'
<i>Galium odoratum</i>	Sweet Woodruff	X	YES	NO	4 - 8"
<i>Viola</i>	Viola	X	YES	NO	< 1'
<i>Minuartia obtusiloba</i>	Alpine Sandwort	XX	YES	YES	1 - 2"
<i>Aster spp.</i>	Aster	XX	YES	YES	1 - 2'
<i>Rudbeckia hirta</i>	Black-Eyed Susan	XX	YES	YES	3'
<i>Persicaria affinis</i>	Border Jewel	XX	YES	NO	8 - 12"
<i>Cosmos spp.</i>	Cosmos	XX	YES	NO	3 - 6"
<i>Thymophylla tenuiloba</i>	Dahlberg Daisy	XX	YES	NO	< 1'
<i>Hemerocallis spp.</i>	Daylily	XX	YES	NO	< 0.5'
<i>Dianthus spp.</i>	Dianthus	XX	YES	NO	.5 - 2'
<i>Senecio cineraria</i>	Dusty Miller	XX	YES	NO	0.5 - 1.5'
<i>Erigeron spp.</i>	Erigeron/Fleabane	XX	YES	YES	3 - 24"
<i>Gazania spp.</i>	Gazania	XX	YES	NO	> 1'
<i>Solidago</i>	Goldenrod	XX	YES	YES	2'
<i>Sempervivum spp.</i>	Hens & Chicks	XX	YES	NO	< .5'

<i>Carpobrotus edulis</i>	Iceplant	XX	YES	NO	> 0.5'
<i>Iris spp.</i>	Iris, Bearded	XX	YES	NO	1 - 3'
<i>Polemonium caeruleum</i>	Jacobs Ladder	XX	YES	YES	1 - 2'
<i>Stachys byzantina</i>	Lamb's Ears	XX	YES	NO	0.75 - 1.5'
<i>Calendula spp.</i>	Marigold	XX	YES	NO	8 - 18"
<i>Origanum vulgare</i>	Oregano	XX	YES	NO	1 - 3'
<i>Pulsatilla ludoviciana</i>	Pasque Flower	XX	YES	YES	15"
<i>Paeonia</i>	Peony	XX	YES	NO	3 - 5'
<i>Petunia</i>	Petunia	XX	YES	NO	1 - 1.5"
<i>Phlox subulata</i>	Phlox, Creeping	XX	YES	YES	< .5'
<i>Scabiosa</i>	Pincushion Flower	XX	YES	NO	1 - 1.5'
<i>Papaver nudicaule</i>	Poppy, Iceland	XX	YES	NO	1 - 3'
<i>Papaver orientale</i>	Poppy, Oriental	XX	YES	NO	1 - 3'
<i>Potentilla spp.</i>	Potentilla, Cinquefoil	XX	YES	YES	< .5'
<i>Geum spp.</i>	Prairie Smoke	XX	YES	YES	1.5'
<i>Portulaca oleracea</i>	Purslane	XX	YES	NO	2'
<i>Arabis alpina</i>	Rockcress	XX	YES	NO	<1'
<i>Armeria maritima</i>	Sea Pink	XX	YES	NO	0.5'
<i>Nierembergia gracilis</i>	Starry Eyes	XX	YES	NO	< 1'
<i>Limonium spp.</i>	Statice	XX	YES	NO	6 - 24"
<i>Sedum spp.</i>	Stonecrop	XX	YES	YES	< 1'
<i>Helianthemum nummularium</i>	Sunrose	XX	YES	NO	> 1'
<i>Thymus spp.</i>	Thyme	XX	YES	NO	< 0.5'
<i>Diascia intergerrima</i>	Twinspur	XX	YES	NO	12 - 18"
<i>Veronica umbrosa</i>	Veronica, Creeping	XX	YES	NO	< 0.5'
<i>Veronica liwanensis</i>	Veronica, Turkish & Woolly	XX	YES	NO	< 0.5'

<i>Vinca minor</i>	Vinca Vine, Periwinkle, mrytle	XX	YES	NO	< 1'
<i>Achillea lanulosa</i>	Yarrow	XX	YES	YES	1.5 - 2'
<i>Centaurea cyanus</i>	Bachelor Buttons	XXX	YES	NO	16 - 35"
<i>Gaillardia</i>	Blanket Flower	XXX	YES	YES	2 - 3'
<i>Eschscholzia californica</i>	California Poppy	XXX	YES	NO	1 - 2'
<i>Euphorbia polychroma</i>	Cushion Spurge	XXX	YES	NO	12 - 18"
<i>Oenothera</i>	Evening Primrose	XXX	YES	YES	4'
<i>Penstemon strictus</i>	Penstemon, Rocky Mtn.	XXX	YES	YES	1.5'
<i>Antennaria</i>	Pussytoes	XXX	YES	YES	< 0.5'
<i>Eriogonum umbellatum</i>	Sulphurflower	XXX	YES	YES	< 0.5'
GRASS MIXES					
	Short Grass Mixture	X			
<i>Lolium perenne</i>	Perennial Ryegrass	25%	A premium lawn mix for consistently watered and mowed lawns. Similar mix as used in sod. Not recommended for wildflowers.		
<i>Festuca rubra</i>	Chewings Fescue	30%			
<i>Poa pratensis</i>	Kentucky Bluegrass, Limousine	20%			
<i>Poa pratensis</i>	Kentucky Bluegrass, Marquis	20%			
<i>Lolium multiflorum</i>	Annual Ryegrass	5%			
	Short Dry Grass Seed Mixture	XX			
<i>Festuca trachyphylla</i>	Hard Fescue	30%	Drought tolerant low growing grass mix that can be left unmowed. Requires little water once established. Use with wildflowers only if not watering on a regular basis. With regular watering, this mix will out compete wildflowers. Grows 6" to 8" in height.		
<i>Festuca rubra</i>	Creeping Red Fescue	30%			
<i>Festuca ovina</i>	Sheep Fescue	25%			
<i>Poa compressa</i>	Canada Bluegrass	10%			
<i>Poa secunda</i>	Canby Bluegrass	5%			

Aggressive Grass Seed Mixture		XXX			
<i>Bromus inermis</i>	Smooth Brome grass	15%	Quick cover mix that contains tall non-native aggressive grasses. Provides a crop or field look. Use for erosion control & reclamation. For very steep slopes & poor soils. With water, Can grow to 4' in height.		
<i>Agropyron cristatum</i>	Crested Wheatgrass	15%			
<i>Thinopyrum intermedium</i>	Intermediate Wheatgrass	10%			
<i>Poa pratensis</i>	Kentucky Bluegrass	10%			
<i>Dactylis glomerata</i>	Orchardgrass	10%			
<i>Festuca rubra</i>	Creeping Red Fescue	10%			
<i>Festuca arundinacea</i>	Tall Fescue	10%			
<i>Lolium perenne</i>	Perennial Ryegrass	5%			
<i>Phleum pratense</i>	Timothy	5%			
<i>Bromus marginatus</i>	Mountain Broomegrass	5%			
<i>Lolium</i>	Annual Ryegrass	5%			
Summit Hills Grass Seed Mixture		XXX			
<i>Elymus trachycaulus</i>	*Slender Wheatgrass	25%	Mixture of primarily bunch type grasses to provide a "natural" look. With water, can grow to 3' in height. Good companion with wildflowers. * Denotes native.		
<i>Festuca trachyphylla</i>	Hard Fescue	20%			
<i>Festuca ovina</i>	*Sheep Fescue	20%			
<i>Festuca arundinacea</i>	Tall Fescue	15%			
<i>Poa ampla</i>	*Big Bluegrass	10%			
<i>Poa secunda</i>	*Canby Bluegrass	10%			
Native High Country Grass Seed Mixture		XXX			
<i>Elymus trachycaulus</i>	Slender Wheatgrass	30%	100% Native mix. With water, can grow to 3' in height. Good companion for wildflowers.		
<i>Poa secunda</i>	Canby Bluegrass	15%			
<i>Poa ampla</i>	Big Bluegrass	10%			
<i>Festuca ovina</i>	Idaho Fescue	10%			

<i>Festuca ovina</i>	Sheep Fescue	10%	
<i>Pascopyrum smithii</i>	Western Wheatgrass	10%	
<i>Elymus gmelinii</i>	Blue Wildrye	5%	
<i>Deschampsia caespitosa</i>	Tufted Hairgrass	5%	

180-6.14.8. Landscape Definitions. The following words and phrases, when used in this section, shall have the meanings ascribed to them below.

Applicable Property means:

- A. Common interest community property; or,
- B. A street right-of-way, parking lot, or median; or
- C. Residential housing premises property containing more than twelve dwelling units

Functional artificial turf means artificial turf that is:

- A. Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, and a portion of a park; or
- B. A component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to revetments for slopes, channels, levees, and dams.

Functional turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, and a picnic ground. Functional turf does not include decorative or unused lawn areas.

Nonfunctional turf means turf that is not functional turf and includes turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

Nonfunctional artificial turf means artificial turf that is not functional artificial turf.

Staff still needs to compare with definitions in all of Town Code to ensure no contradictions

Should not need "Applicable Property" when completed if have new regs for all development as drafted

Need to add irrigation and watering definitions

Turf means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

Turf, artificial means an installation of synthetic materials developed to resemble natural grass.

180-6.14.9. *Landscape Plan Submittal Requirements.* The applicant shall provide landscape, irrigation, and grading plans that cover the entire property. There may be a separate landscape plan, however, in most cases it can be configured with a site plan. All landscape plans must contain the following information including identification of defensible space zone, fuel-modification treatments, and ignition-resistant landscaping measures:

- A. Property lines and dimensions.
- B. Existing and finished grade.
- C. North arrow and both graphic and written scales.
- D. Name of Applicant and landscape consultants, if any.
- E. A legend indicating all proposed plant materials with common and botanical names, indication of drought tolerant plants, sizes, maximum spacing, caliper size, and quantities.
- F. Method of irrigation.
- G. Location of all plant material, other landscape features (including, but not limited to, wetlands, water bodies, rock outcroppings, detention areas, retaining walls) and buildings and paved areas (both existing and proposed).
- H. Ground surfaces and materials by type, such as paving, sod, mulch, edger, seed mixes, shrub and flower beds, etc., shall be clearly indicated with a note as to the percentage of plant coverage.
- I. Clearly labeled locations and calculations for amounts for all of the required landscape vegetation, including the percentage of drought tolerant plantings and any required parking area landscaping.
- J. A tree survey with the size and location of all existing coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more measured one foot above the ground. The tree survey shall be prepared by and Colorado licensed surveyor.
- K. Identify which existing trees will remain on the property and how they will be protected from damage during construction.
- L. If snow storage is required, the location of all snow storage areas in relation to proposed landscaped areas must be shown.
- M. Identify construction debris storage and staging areas.

- N. Additional information may be required by the Town on a case-by-case basis if such information is deemed necessary to determine compliance with provisions of this Chapter.
- O. Identification of Wildland-Urban Interface (WUI) areas, defensible space zones, and proposed compliance with Firewise requirements, including plant spacing, limbing heights, and fuel-break treatments.
- P. Any turf and artificial turf must be identified with the functional use specified, including an explanation for the proposed footprint and why it is necessary.

DRAFT

Town Code in entirety to review prior to bringing forward for further adoption

1. Lot Coverage definition – consider exempting the sq. ft. 0-5' from structure
2. Non Residential Development Standards “parking lot landscaping” needs to be deleted
3. Turf is also defined in Chapter 13-2 of Town Code specific to Block 17-27, inclusive, of the Frisco Cemetery.
 - a. cemetery allows Blocks 17 through Block 27 shall be turf.
4. Fences within the first eight (8') of a structure are required to be noncombustible or ignition-resistant.
 - a. This requires modifications to Town Code, 180-6.18, Fences and Walls:
5. Ensure 180-5.5 reduction for Affordable Housing Developments with regards to landscaping makes sense after we have final draft of landscape regs (ensure there is still a quantity to reduce by 20%, a species mix to be increased, and a minimum tree caliper to be reduced)
6. 180-6.17, Refuse Management: Should we add a section that landscaping is allowed in locations identified in 180-6.14? The reason would be to connect the dots better since we cannot allow landscaping for screening dumpsters where the wildfire zones don't allow landscaping.
7. 180-5.2.3, Outdoor Storage Areas. Should we add a section that landscaping is allowed in locations identified in 180-6.14? The reason would be to connect the dots better since we cannot allow landscaping for screening dumpsters where the wildfire zones don't allow landscaping.
8. 180-6.19. Signs. Same as above two comments but this section currently says “encourages” around freestanding sign so not sure if really needed.
9. 180-9. Define “building footprint” if use in nonresidential tree count requirements
 - a. Suggestion: *Building footprint is the total ground area covered by a structure, defined by the perimeter of its exterior walls, including foundation walls and attached enclosed garages. This measurement strictly represents the enclosed living or working space that touches the ground and specifically excludes unenclosed or attached exterior structures such as decks, patios, porches, stoops, carports, and overhangs*
10. Per Ryan T: suggest different definition to state if HOA established on a property with outdoor irrigation, a separate irrigation sub meter is required.

§ 180-6.14. Landscaping and revegetation requirements.

180-6.14.1. *Purpose.* The purpose of this section is to provide landscaping standards for sites undergoing development in the Town of Frisco. It is the Town's goal that landscape design protects the area's unique natural beauty and environment and enhances its aesthetic appeal. Since mountain climactic conditions affect the probability of plant establishment, landscape improvements must respect the unique mountain environment of Frisco. Key elements of good landscape design practices and appropriate use of plant materials that consider Frisco's semiarid climate must be considered during the design and construction process. Reduction of environmental and visual impacts within and between developments, consideration of on-site characteristics, encouragement of plantings that require less water and long-term maintenance, and control and reduction of noxious weeds, are all integral aspects of Town design objectives for landscaping.

180-6.14.2. *Applicability.* All projects requiring a development application or building permit and any landscape improvements within the Town of Frisco shall meet the landscaping requirements of this Section and Firewise Landscaping practices in accordance with Section 65-4, Amendments to the International Fire Code.

180-6.14.3. *Landscaping Requirements By Project Type.* Plant materials shall be required in amounts determined by the type of development and lot size as follows:

A. *Residential Development.*

1. For every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet.
2. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.

B. *Mixed-Use Development.* Except as provided in subpart D:

1. For every 1,000 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet of project lot area or fraction thereof.
2. Mixed-use projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required as outlined in Section 180-6.14.4, Required Vegetation.

C. *Commercial Development.* Except as provided in subpart D:

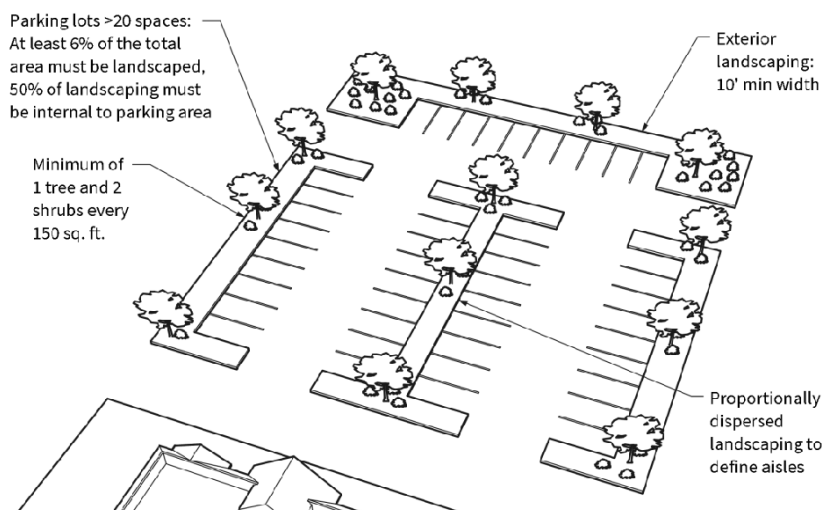
1. For every 1,125 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,750 square feet of project lot area or fraction thereof.
2. Commercial projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required as outlined in Section 180-6.14.4, Required Vegetation.

D. *Commercial and Mixed-Use Large Project Development.*

1. For commercial and mixed-use large projects as defined in this Chapter, for every 1,500 square feet of project lot area or fraction thereof, a minimum of one tree shall be planted on the site. One shrub shall be required for every 2,500 square feet of project lot area or fraction thereof.
2. Large projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required as outlined in Section 180-6.14.4, Required Vegetation.

- E. *Public Projects.* For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements.
- F. *Parking Area Landscaping.* In addition to the landscaping required in Sections 180-6.14.3.B, C, and D, landscaping is required under this section to reduce the visual impacts created by parking areas in multi-family residential, mixed-use, and commercial projects.
1. Any parking lot providing 20 or more parking spaces shall have an area equal to at least six percent of the total paved area landscaped. In parking areas providing 20 or more parking spaces, at least 50 percent of the landscaping required by this section must be internal to the parking area. The remainder of the landscaped area may be external to the parking area so long as it is within ten feet of the perimeter of the paved area.
 2. All landscaping required by this section shall include at a minimum, one tree and two shrubs for every 150 square feet of landscape area required, or fraction thereof. All required trees and shrubs must meet the minimum plant size requirements set forth in Section 180-6.14.4.A.
 3. Internal parking lot landscaping provided shall be proportionately dispersed so as to define aisles and limit unbroken rows of parking.
 4. Parking lot islands shall be a minimum of eight feet in width and length and contain at least one tree.
 5. Parking lot islands may not be used in the calculation of required snow storage.

Figure 6-J: Parking Lot Design



- G. *Additions to Existing Developments.* In determining landscape requirements for additions to existing developments or structures, the required amount of landscaping in this Article shall be determined by the amount of soil disturbance and project type per Section 180-6.14.3. A nonconforming use or structure that is nonconforming due to inadequacies in its provision of landscaping may be expanded, changed, or altered provided that landscaping is provided for the expansion in accordance with this section.

180-6.14.4. *Required Vegetation.* Required trees should be planted predominantly in the front setback and the side yards to increase the visual buffer of the building and paving from the street, enhance the site, and provide a landscape buffer to adjacent properties. Spacing of plant material shall be appropriate for each species planted. In proposing landscaping to meet the requirements of this Article applicants shall use materials from the Plant Materials List in Section 180-6.14.8. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.

A. *Plant Sizes.* Plant materials used to satisfy the requirements of this Article must comply with the following minimum size requirements at the time of installation:

1. *Deciduous Trees.*

- a. Fifty percent three-inch minimum diameter measured 12 inches above the ground. If only one tree is required, then it must be at least three inches in diameter.
- b. Fifty percent two-inch minimum diameter measured 12 inches above the ground.
- c. When there are an odd number of trees required, then the larger specimen is required.
- d. Deciduous trees should be planted in groups of three or more to achieve a clustered effect, or as a single specimen tree.

2. *Coniferous (Evergreen) trees.*

- a. Twenty-five percent ten-foot minimum height. When only one tree is required, then it must be a minimum of ten feet in height.
- b. Twenty-five percent eight-foot minimum height.
- c. Fifty percent six-foot minimum height.
- d. When there are an odd number of trees required, then the largest specimen required by this section is required.

3. *Shrubs (Deciduous and Evergreen).*

- a. Five-gallon container, with minimum height or spread of two feet.

B. *Landscape Alternatives for Mixed-Use, Commercial and Large Projects.* The following alternative forms of landscaping may be used to meet the vegetation requirements:

1. For properties fronting Main Street or along Summit Boulevard: Up to 50 percent of the landscaping required by Sections 180-6.14.3.B, 180-6.14.3.C, or 180-6.14.3.D may be provided in the form of street furniture, planter boxes, or other forms of landscaping. To be substituted for landscaping that is otherwise required; planter boxes shall have a minimum plantable area of 16 square feet. Each bench or each 16 square feet of plantable planter box area or other non-vegetative landscaping may be substituted for one required tree.
2. For properties fronting Main Street, East and West Main Street or along Summit Boulevard: Up to 25 percent of the landscaping required by Sections 180-6.14.3.B, 180-6.14.3.C, or 180-6.14.3.D may be provided in the form of public art or public space such as a patio, plaza, or outdoor seating area. To be substituted for landscaping required by Sections 180-6.14.3.B, 180-6.14.3.C, or 180-6.14.3.D public spaces shall have a minimum area of 100 square feet. Each 100 square feet of public space may be substituted for one required tree.

C. *Species Diversity.* To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. Species diversity does not apply to

existing trees or trees planted in excess of the minimum number required by this article. The following minimum requirements shall apply to any development plan:

Number of required trees on site	Maximum percentage of any one species
1—9	No diversity required
10—19	45 percent
20—39	33 percent
40 or more	25 percent

180-6.14.5. *General Landscape Requirements.*

- A. *Yard Landscaping Required.* Except for the placement of landscaping required in this Article and except for such lawn area as permitted by Section 180-6.14.5.C.1, all front, side and rear yards, exclusive of permitted access drives, walkways, parking lots and accessory structures, shall be left in natural vegetation.
- B. *Additional Screening Requirements.*
- Additional landscape screening may be required when it is determined by Community Development Department staff or Planning Commission to be in the best interest of the affected properties. Additional landscaping may be deemed to be in the best interest of the affected properties only if it is determined by the Community Development Department that:
 - The proposed development will have a substantial adverse impact on an adjacent property; and
 - The substantial adverse impact is due to an impact of the proposed development that is unique and peculiar to the proposed development and not of the type normally associated with the type of development proposed.
 - Additional landscaping, not to exceed 20 percent of the landscaping otherwise required may be required in areas including, but not limited to:
 - At the edges (perimeter) of a parking lot and between parking lots.
 - Between building development and recreational trails or open space.
 - Between multifamily or commercial development and a road or other public spaces.
 - Between commercial and residential areas.
 - On slopes of over 15 percent. Developers shall be required to place additional trees in sufficient numbers to screen such properties from major thoroughfares, such as Highway 9 and Main Street.
- C. *Water Conservation.* All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles. Xeriscape is a method of landscaping that promotes water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native or drought tolerant vegetation, limiting the amount and type of irrigation and other related measures to conserve water and create a native landscape.
- Maximum Amount of Lawn Area.* The maximum amount of lawn/sod area shall not exceed ten percent of the undeveloped area of the site.

-
2. *Plant Materials.* The selection of plant materials shall be based on the Town of Frisco's climate and site-specific conditions. All new plant materials shall use species found in the "Plant Materials List - Frisco Colorado" of this Chapter. These species have been selected either because they are a native species to this climate or have a demonstrated ability to survive in this harsh alpine climate with minimal water and no threat of competition. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence that the proposed plant material is suitable to the climate and placement on the site.
- D. *Limit of Work Area.* Prior to approval of any grading or building permit, existing trees, shrubs, and/or sensitive native landscape areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of a four-foot-high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period until ready for revegetation.
 - E. *Revegetation of Disturbed Land.* Development activities should only disturb, clear, or grade the area necessary for construction.
 1. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. All seeded areas shall receive seeding mulch (e.g., straw-crimped in place or hydromulch, etc.). In order to promote growth and increase soil contact all rocks larger than three inches in diameter shall be removed, and a minimum of three inches of topsoil shall be installed utilizing existing stockpiled topsoil from the site, when possible. Seeded areas in excess of 3:1 (horizontal:vertical) slope (33 percent) shall receive biodegradable erosion control blankets, to reduce potential for damage from heavy, concentrated storm-water runoff. Seed mixes and other plant material shall be selected from the "Plant Materials List - Frisco Colorado". Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission based on competent evidence that the proposed plant material is suitable to the climate and placement on the site.
 2. Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.
 3. Following construction, stockpiled topsoil should be uniformly redistributed to a depth of three inches.
 4. Topsoil shall consist of adequate and fully composted organic material.
 - F. *Noxious Weeds.* It is the duty of any property owner or occupant to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow as noted in Chapter 61, Brush, Grass and Weeds.
 - G. *Credit for Preservation of Existing Trees.* The use of existing healthy, undamaged vegetation is encouraged because it is already established on the site and is natural to the area. Existing healthy trees (including Lodge Pole pine) may be substituted for up to 50 percent of the tree landscaping required by this Article, on a tree-for-tree basis, in cases where the existing trees meet or exceed the standards for required vegetation and minimum plant sizes.
 - H. *Protection of Existing Vegetation.*
 1. Existing vegetation including trees, shrubs, and/or sensitive native landscape areas that are to be preserved on the site shall be identified on the required landscape plan and shall be protected during construction.

-
- a. This vegetation shall be identified on the site by a minimum of a four-foot-high visibility fence (polyethylene, painted wooden slat, snow fence, etc.). This fence is to be located no closer than the drip line of the vegetation to be preserved and shall remain and be maintained throughout the construction period until ready for revegetation.
 - b. Construction debris storage/staging areas shall be located away from vegetation to be preserved.
 - c. Snow storage and snow shedding areas may not overlap sensitive landscape areas, such as those which include non-flexible deciduous trees, shrubs, and formal planting beds.
 2. All coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more, measured one foot above the ground shall be defined as a qualifying tree and may be removed without replacement, only as follows:
 - a. Trees on land to be occupied by buildings, parking, and paving plus a maximum eight-foot clearance strip adjacent to the perimeter thereof.
 - b. Diseased trees, trees damaged by natural causes, and other trees that interfere with utility lines may be removed only upon authorization of the State Forester or other qualified person and authorization of the Town.
 - c. Trees whose removal is necessary for fire safety or wildland fire defense may be removed upon authorization of a qualified specialist and authorization of the Town.
 3. Any removed qualifying trees that are not subject to the exceptions set forth in Section 180-6.14.5.H shall be replaced with a one for one and a half (1:1.5) replacement ratio.¹

All replacement plant material shall conform to the requirements by plant type set forth in Section 180-6.14.4.A, Plant Sizes.
 - I. *Irrigation System Requirements.* Landscape improvements shall be properly irrigated during that period of time necessary for the plant to be established on the site and on an ongoing basis so as to maintain the landscape in good health and condition. The applicant must indicate what method of irrigation is proposed for any required landscape improvements. As indicated on the "Plant Materials List - Frisco Colorado", some species may not require formal irrigation after their establishment period. It is encouraged that temporary, above ground piping and heads or hand watering be used for these plants during their establishment period to promote water conservation once the plant has become established.
- 180-6.14.6. *Landscape Maintenance.* Landscaping shall be maintained in good health and condition for perpetuity. If any vegetative landscaping required by this Article shall die the owner of the property on which it is located shall replace it with the vegetation required by the approved landscape plan within one year of the death of the vegetation.

¹The total diameter (in inches) of the replacement trees, must be one and a half times greater than the total diameter (in inches) of those trees removed, (e.g.-one removed 12-inch diameter coniferous tree may be replaced with two nine-inch-diameter coniferous trees, or three six-inch diameter coniferous trees, etc.) with a minimum diameter replacement for coniferous trees of four inches and for deciduous trees of two inches. The tree replacement requirements of this paragraph may be partially waived on a case-by-case basis as determined by Planning Commission for project sites that have at least 50 percent more again, the number of trees that would be required. In the case of these significantly forested sites, whenever possible, building and paving placement should occur in the least densely forested area of the lot to take advantage of any naturally occurring openings that would result in the removal of fewer trees.

180-6.14.7. *Landscape Plan Submittal Requirements.* The applicant shall provide landscape, irrigation, and grading plans that cover the entire property. There may be a separate landscape plan, however, in most cases it can be configured with a site plan. All landscape plans must contain the following information:

- A. Property lines and dimensions.
- B. Existing and finished grade.
- C. North arrow and both graphic and written scales.
- D. Name of Applicant and landscape consultants, if any.
- E. A legend indicating all proposed plant materials with common and botanical names, indication of drought tolerant plants, sizes, maximum spacing, caliper size, and quantities.
- F. Method of irrigation.
- G. Location of all plant material, other landscape features (including, but not limited to, wetlands, water bodies, rock outcroppings, detention areas, retaining walls) and buildings and paved areas (both existing and proposed).
- H. Ground surfaces and materials by type, such as paving, sod, mulch, edger, seed mixes, shrub and flower beds, etc., shall be clearly indicated with a note as to the percentage of plant coverage.
- I. Clearly labeled locations and calculations for amounts for all of the required landscape vegetation, including the percentage of drought tolerant plantings and any required parking area landscaping.
- J. A tree survey with the size and location of all existing coniferous trees with a diameter of six inches or more and all deciduous trees with a diameter of three inches or more measured one foot above the ground. The tree survey shall be prepared by and Colorado licensed surveyor.
- K. Identify which existing trees will remain on the property and how they will be protected from damage during construction.
- L. If snow storage is required, the location of all snow storage areas in relation to proposed landscaped areas must be shown.
- M. Identify construction debris storage and staging areas.
- N. Additional information may be required by the Town on a case-by-case basis if such information is deemed necessary to determine compliance with provisions of this Chapter.

180-6.14.8. *Plant Materials List - Frisco Colorado.*

- A. Plant materials listed are those determined to be suitable for Frisco's arid alpine environment. Landscaping materials required by this Article shall be chosen from this section. Alternative plant materials may be considered if it is determined by the Community Development Department or Planning Commission on competent evidence, that the proposed plant is suitable to the climate and placement on the site.
- B. Information has been included to help the applicant select a mixture of drought tolerant materials, likely to survive in this climate with little water.

* - Native

X - Thrives in slightly dry conditions. Once established, these plants generally require about 1" of water per week.

XX - Thrives in dry conditions. Once established, these plants generally require about ½" of water per week.

XXX - Thrives in very dry conditions. Once established, these plants generally require about ½" of water every 2 weeks.

1. *Grass Mixes:*

	Xeriscape Rating	
Short Grass Mixture	X	A premium lawn mix for consistently watered and mowed lawns. Similar mix as used in sod. Not recommended for wildflowers.
Perennial Ryegrass	25%	
Chewings Fescue	30%	
Kentucky Bluegrass, Limousine	25%	
Kentucky Bluegrass, Marquis	20%	
Short Dry Grass Seed Mixture	XX	Drought tolerant low growing grass mix that can be left unmowed. Requires little water once established. Use with wildflowers only if not watering, this mix will out compete wildflowers. Grows 6" to 8" in height.
Hard Fescue	30%	
Creeping Red Fescue	30%	
Sheep Fescue	25%	
Canada Bluegrass	10%	
Canby Bluegrass	5%	Quick cover mix that contains tall non-native aggressive grasses. Use for erosion control & reclamation. For very steep slopes and poor soils. With water can grow 4' in height. Do Not use with wildflowers and not recommended for home properties. Provides a crop or field look.
Aggressive Grass Seed Mixture	XXX	
Intermediate Wheatgrass	20%	
Crested Wheatgrass	15%	
Kentucky Bluegrass	10%	
Orchardgrass	10%	
Creeping Red Fescue	10%	
Tall Fescue	10%	
Perennial Ryegrass	5%	
Timothy	5%	
Mountain Broomegrass	5%	
Annual Ryegrass	5%	
Summit Hills Grass Seed Mixture	XXX	Mixture of primarily bunch type grasses to provide a "natural" look. With water, can grow to 3' in height. Good companion with wildflowers.
Slender Wheatgrass *	25%	
Hard Fescue	20%	
Sheep Fescue *	20%	
Tall Fescue	15%	
Big Bluegrass *	10%	
Canby Bluegrass *	10%	
Native High Country Grass Seed *	XXX	* 100% Native mix. With water, can grow to 3' in height. Good companion for wildflowers. This mix meets Summit County recommendations for reclamation.
Slender Wheatgrass	15%	
Bluebunch Wheatgrass	15%	
Sandberg Bluegrass	10%	
Indian Ricegrass	10%	
Idaho Fescue	10%	
Western Wheatgrass	10%	
Blue Wildrye	10%	
Rocky Mountain Fescue	10%	
Tufted Hairgrass	5%	
Canby Bluegrass	5%	

2. *Trees:*

	Xeriscape Rating		Xeriscape Rating
Coniferous Trees		Deciduous Trees	
Bristlecone Pine *	XX	Aspen *	
Colorado Spruce *		Balsam Poplar *	
Colorado Blue Spruce *		Narrowleaf Cottonwood *	
Engelmann Spruce *		Shubert Chokecherry	X
Rocky Mountain Douglas Fir *			
Subalpine Fir *			

3. *Shrubs:*

	Xeriscape Rating		Xeriscape Rating
Alder, Thinleaf *		Mountain Ninebark *	XX
Birch, Bog *		Mugo Pine	X
Birch, Western River *		Peking Cotoneaster	XX
Buffaloberry, Silver *	XXX	Potentilla	XX
Chokecherry, Native *	X	Raspberry, Boulder	
Chokecherry, Shubert's	X	Raspberry, Wild	XX
Currant, Alpine	XXX	Rose, Canadian	
Currant, Golden	XXX	Rose, Harrison's Yellow	
Currant, Red Lake	XXX	Rose, Redleaf	X
Currant, Squaw or Wax *	XXX	Rose, Woods	XX
Dogwood, Red		Sage, Big Leaf	XXX
Elder, Red-berried *		Serviceberry	X
Gooseberry, Pixwell & Whitestem	XXX	Siberian Peashrub	XXX
Honeysuckle, Arnold's Red	XX	Snowberry, Mountain *	
Honeysuckle, Twinberry *		Spirea, Rock	
Juniper	XX	Thimbleberry *	
Kinnikinnick *	XX	Waxflower	
Lilac, Canadian & Common	XX	Willow, Bluestem	
Mahonia, Creeping *		Willow, Dwarf Arctic	
Mountain Lover *		Willow, Golden or Mountain *	

4. *Perennials/Groundcover:*

	Xeriscape Rating		Xeriscape Rating
Ajuga	X	Liatris	X
Allium		Lily	
Alyssum	XX	Locoweed, Rocky Mountain	

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Anthemis	XX	Lupine *	
Aster *	XX	Mallow	
Baby's Breath, Creeping	XX	Maltese Cross	X
Balsam Arrowroot *		Meadow Rue *	
Barren Strawberry		Mints	
Basket of Gold	X	Monarda	
Bellflower	X	Moneywort	
Bergenia		Monkeyflower, Red & Yellow	
Bishop's Weed	XX	Monkshood	
Black-Eyed Susan	XX	Pansy	X
Bleeding Heart		Pasque Flower *	XX
Blue Bells (Mertensia)		Penstemon *	XXX
Blue Eyed Grass		Phlox, Creeping *	XX
Border Jewel	XX	Pink Plumes *	
Buttercup, Creeping		Poppy, Iceland	
Campion, Moss		Poppy, Oriental	XX
Candytuft	X	Potentilla, Creeping	XX
Columbine *	X	Primula	
Coral Bells	X	Purple Coneflower	X
Cornflower		Pussytoes *	XXX
Cow Parsnip *		Rockcress	XX
Creeping Charlie		Sage Buttercup *	
Cushion Spurge	XXX	Salvia	XX
Daisy, Shasta & Painted		Sandwort	XX
Daylily	XX	Saxifrage	
Delphinium	X	Scabiosa	XX
Dianthus	XX	Sea Pink	XX
Draba		Sedum	XX
Edelweiss	X	Senecio	
English Daisy		Shooting Star *	
Erigeron/Fleabane	XX	Silky Phacelia *	
Evening Primrose	XXX	Silver Mound	XX
Fireweed	X	Silverweed *	
Flax, Blue	XXX	Snow in Summer	X
Forget-me-not		Snow Lover	
Foxglove	X	Snow on the Mountain	
Gaillardia	XXX	Soapwort	X
Gentian *		Strawberry, Domestic & Wild	
Geranium *	X	Statice	XX
Geum	XX	Sulphurflower *	XXX
Goldenrod	XX	Sunrose	XX
Harebell *	X	Sweet William	
Hens & Chicks	XX	Sweet Woodruff	X
Hop Vine		Tansy	
Iceplant	XX	Thyme	XX

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(Supp. No. 9)

Indian Paintbrush *		Veronica, Spike	
Iris, Bearded	XX	Veronica, Creeping	XX
Iris, Rocky Mountain & Siberian *		Veronica, Turkish & Wooly	XX
Irish & Scotch Moss		Viola	
Jacob's Ladder *	XX	Yarrow *	XX
Lady's Mantle	X		
Lamb's Ears	XX		
Lamium	X		
Larkspur, Native *			
Sources: Colorado State University, Summit County Extension Office; Frisco, Colorado Neils Lunsford Inc.; Silverthorne, Colorado Summit County Landscaping Guide; Summit County, Colorado			

(Ord. No. 17-04, 6-27-17; Ord. No. 20-23, 1-26-21)

An Act

HOUSE BILL 25-1113

BY REPRESENTATIVE(S) Smith and McCormick, Bacon, Boesenecker, Brown, Camacho, Duran, Froelich, Joseph, Lindsay, Martinez, Sirota, Stewart R., Titone, McCluskie;
also SENATOR(S) Roberts, Bridges, Cutter, Danielson, Daugherty, Hinrichsen, Jodeh, Kipp, Kolker, Marchman, Michaelson Jenet, Snyder, Wallace, Weissman, Winter F.

CONCERNING LIMITING THE USE OF CERTAIN LANDSCAPING PRACTICES IN
NEW RESIDENTIAL DEVELOPMENT.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. Legislative declaration. (1) The general assembly finds that:

(a) As Colorado continues to grapple with the impacts of climate change, green urban spaces, such as urban tree canopies, are a vital adaptation tool for mitigating the impacts of climate change, especially for mitigating the urban heat island effect, which can increase energy costs, air pollution, and heat-related illnesses and deaths;

(b) However, water supply in the western United States is

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

increasingly scarce due to climate change and increasing demand;

(c) Many communities in the state overuse nonnative grass for landscaping purposes, which requires large amounts of water to maintain;

(d) While there are appropriate and important uses for turf, including for civic, community, or recreational purposes such as use in parks, sports fields, and playgrounds, much of the turf in the state is nonfunctional, located in areas that receive little, if any, use, and could be replaced with landscaping that adheres to water-wise landscaping principles without adversely impacting quality of life or landscape functionality;

(e) Prohibiting the installation, planting, or placement of nonfunctional turf in multifamily property in the state can help conserve the state's water resources;

(f) Requiring local governments to regulate turf in new residential properties can help preserve the limited water in our state;

(g) Many communities and developments develop in a water-wise manner already and are appreciated; and

(h) Installed vegetation that adheres to water-wise landscaping principles can help reduce outdoor demand for water while avoiding heat islands.

(2) The general assembly therefore declares that preventing the installation, planting, or placement of nonfunctional turf, artificial turf, and invasive plant species in applicable property in the state is:

(a) A matter of statewide concern; and

(b) In the public interest.

SECTION 2. In Colorado Revised Statutes, 37-99-102, **amend** (1)(a)(II), (1)(a)(III), (7), and (17); **repeal** (1)(b); and **add** (1)(a)(IV), (1.5), (6.5), (10.5), (12.5), (14.5), and (18.5) as follows:

37-99-102. Definitions. As used in this article 99, unless the context otherwise requires:

(1) (a) "Applicable property" means:

(II) Common interest community property; or

(III) A street right-of-way, parking lot, median, or transportation corridor; OR

(IV) APPLICABLE RESIDENTIAL REAL PROPERTY.

(b) ~~"Applicable property" does not include residential property.~~

(1.5) "APPLICABLE RESIDENTIAL REAL PROPERTY" MEANS A MULTIFAMILY RESIDENTIAL HOUSING PREMISES PROPERTY THAT INCLUDES MORE THAN TWELVE DWELLING UNITS.

(6.5) "FUNCTIONAL ARTIFICIAL TURF" MEANS ARTIFICIAL TURF THAT IS:

(a) LOCATED IN A RECREATIONAL USE AREA OR OTHER SPACE THAT IS REGULARLY USED FOR CIVIC, COMMUNITY, OR RECREATIONAL PURPOSES, WHICH MAY INCLUDE A PLAYGROUND, A SPORTS FIELD, A PICNIC GROUND, AN AMPHITHEATER, A PORTION OF A PARK, AND THE PLAYING AREA OF A GOLF COURSE, SUCH AS A DRIVING RANGE, CHIPPING AND PUTTING GREEN, TEE BOX, GREEN, FAIRWAY, AND ROUGH; OR

(b) A COMPONENT OF A PRODUCT DESIGNED AND APPROVED BY A PROFESSIONAL ENGINEER FOR CIVIL INFRASTRUCTURE PROJECTS, INCLUDING BUT NOT LIMITED TO:

(I) COVERS FOR SOLID WASTE FACILITIES AND BROWNFIELD SITES;
AND

(II) REVETMENTS FOR SLOPES, CHANNELS, LEVEES, AND DAMS.

(7) "Functional turf" means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include ~~playgrounds, sports fields, picnic grounds, amphitheaters, portions of parks, and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs~~ A PLAYGROUND, A SPORTS FIELD, A PICNIC

GROUND, AN AMPHITHEATER, A PORTION OF A PARK, AND THE PLAYING AREA OF A GOLF COURSE, SUCH AS A DRIVING RANGE, CHIPPING AND PUTTING GREEN, TEE BOX, GREEN, FAIRWAY, AND ROUGH.

(10.5) "MULTIFAMILY RESIDENTIAL HOUSING PREMISES PROPERTY" MEANS COMMON INTEREST PROPERTY SUCH AS ENTRYWAYS, PARKS, AND OTHER COMMON ELEMENTS AS DEFINED IN SECTION 38-33.3-103 (5).

(12.5) "NONFUNCTIONAL ARTIFICIAL TURF" MEANS ARTIFICIAL TURF THAT IS NOT FUNCTIONAL ARTIFICIAL TURF.

(14.5) "RESIDENTIAL REAL PROPERTY" HAS THE MEANING SET FORTH IN SECTION 39-1-102 (14.5).

(17) "Turf" ~~has the meaning set forth in section 37-60-135 (2)(i)~~ MEANS CONTINUOUS PLANT COVERAGE CONSISTING OF NONNATIVE GRASSES OR GRASSES THAT HAVE NOT BEEN HYBRIDIZED FOR ARID CONDITIONS AND WHICH, WHEN REGULARLY MOWED, FORM A DENSE GROWTH OF LEAF BLADES AND ROOTS.

(18.5) "URBAN TREE" MEANS A PERENNIAL WOODY PLANT WITH A SINGLE OR MULTIPLE TRUNKS THAT SUPPORT A CANOPY OF BRANCHES AND LEAVES AND THAT PROVIDES ECOLOGICAL, SOCIAL, AND ECONOMIC BENEFITS WITHIN A BUILT ENVIRONMENT.

SECTION 3. In Colorado Revised Statutes, 37-99-103, **amend** (1), (3), (4)(a), (4)(b), (4)(d), and (4)(e); and **add** (4)(f) and (5) as follows:

37-99-103. Prohibition of nonfunctional turf, nonfunctional artificial turf, and invasive plant species - local entities - construction or renovation of state facilities. (1) On and after January 1, 2026, a local entity shall not install, plant, or place, or allow any person to install, plant, or place, any nonfunctional turf, NONFUNCTIONAL artificial turf, or invasive plant species, as part of a new development project or redevelopment project, on any portion of applicable property within the local entity's jurisdiction.

(3) The department shall not install, plant, or place, or allow any person to install, plant, or place, any nonfunctional turf, NONFUNCTIONAL artificial turf, or invasive plant species as part of a project for the

construction or renovation of a state facility, which project design commences on or after January 1, 2025.

(4) Nothing in this section prohibits:

(a) A local entity from maintaining, or allowing any person to maintain, any nonfunctional turf, NONFUNCTIONAL ARTIFICIAL TURF, artificial turf, or invasive plant species installed, planted, or placed before January 1, 2026;

(b) The department from maintaining, or allowing any person to maintain, any nonfunctional turf, NONFUNCTIONAL ARTIFICIAL TURF, artificial turf, or invasive plant species installed, planted, or placed at a state facility before January 1, 2025;

(d) A local entity or the department from establishing prohibitions on, or requirements for, nonfunctional turf, artificial turf, or invasive plant species that are more stringent than the requirements of this section; or

(e) A local entity or the department from installing, or allowing any A person to install, artificial turf on athletic fields of play; OR

(f) A LOCAL ENTITY OR THE DEPARTMENT FROM INSTALLING OR PRESERVING URBAN TREES.

(5)(a) ON AND AFTER JANUARY 1, 2028, A LOCAL ENTITY SHALL NOT INSTALL, PLANT, OR PLACE, OR ALLOW A PERSON TO INSTALL, PLANT, OR PLACE, ANY NONFUNCTIONAL TURF, NONFUNCTIONAL ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES, AS PART OF A NEW DEVELOPMENT PROJECT OR REDEVELOPMENT PROJECT, ON ANY PORTION OF APPLICABLE PROPERTIES THAT INCLUDE MULTIFAMILY RESIDENTIAL HOUSING PREMISES PROPERTY.

(b) NOTWITHSTANDING ANY PROVISION OF THIS SECTION TO THE CONTRARY, A LOCAL ENTITY OR THE DEPARTMENT SHALL NOT RESTRICT A PERSON FROM INSTALLING OR ALLOWING ANOTHER PERSON TO INSTALL GRASS SEED OR SOD THAT:

(I) IS A NATIVE PLANT;

(II) HAS BEEN HYBRIDIZED FOR ARID CONDITIONS; OR

(III) IS A LOW-WATER GRASS.

(c) ON OR BEFORE JANUARY 1, 2028, EACH LOCAL ENTITY WITH LAND USE PLANNING AND ZONING AUTHORITY SHALL ENACT OR AMEND ORDINANCES, RESOLUTIONS, REGULATIONS, OR OTHER LAWS REGULATING NEW DEVELOPMENT PROJECTS AND REDEVELOPMENT PROJECTS TO:

(I) REGULATE THE INSTALLATION OF NONFUNCTIONAL TURF IN ORDER TO REDUCE IRRIGATION WATER DEMAND ON APPLICABLE PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION; AND

(II) INCLUDE CONSIDERATION OF APPLICABLE RESIDENTIAL REAL PROPERTY.

SECTION 4. In Colorado Revised Statutes, add 37-99-104 as follows:

37-99-104. Regulation of turf in new residential property - local entities - exemptions. (1) ON OR BEFORE JANUARY 1, 2028, EACH LOCAL ENTITY WITH LAND USE PLANNING AND ZONING AUTHORITY SHALL ENACT OR AMEND ORDINANCES, RESOLUTIONS, REGULATIONS, OR OTHER LAWS REGULATING NEW DEVELOPMENT PROJECTS AND REDEVELOPMENT PROJECTS WITHIN THE LOCAL ENTITY'S JURISDICTION TO REGULATE THE INSTALLATION OF TURF TO REDUCE IRRIGATION WATER DEMAND FOR ALL RESIDENTIAL REAL PROPERTY THAT IS NOT APPLICABLE RESIDENTIAL REAL PROPERTY.

(2) ON AND AFTER JANUARY 1, 2028, WHEN ENACTING OR AMENDING ORDINANCES, RESOLUTIONS, REGULATIONS, OR OTHER LAWS REGULATING NEW DEVELOPMENT PROJECTS AND REDEVELOPMENT PROJECTS, EACH LOCAL ENTITY WITH LAND USE PLANNING AND ZONING AUTHORITY SHALL REGULATE THE INSTALLATION OF TURF TO REDUCE IRRIGATION WATER DEMAND FOR ALL RESIDENTIAL REAL PROPERTY THAT IS NOT APPLICABLE RESIDENTIAL REAL PROPERTY.

(3) EACH LOCAL ENTITY WITH LAND USE PLANNING AND ZONING AUTHORITY MAY CHOOSE THE STANDARD OR MECHANISM BY WHICH IT REGULATES TURF IN NEW DEVELOPMENT PROJECTS AND REDEVELOPMENT PROJECTS OF RESIDENTIAL REAL PROPERTY PURSUANT TO THIS SECTION.

(4) NOTWITHSTANDING ANY PROVISION OF THIS SECTION TO THE

CONTRARY, NEITHER A LOCAL ENTITY NOR THE DEPARTMENT SHALL RESTRICT A PERSON FROM INSTALLING OR ALLOWING ANOTHER PERSON TO INSTALL GRASS SEED OR SOD THAT:

- (a) IS A NATIVE PLANT;
- (b) HAS BEEN HYBRIDIZED FOR ARID CONDITIONS; OR
- (c) IS A LOW-WATER GRASS.

SECTION 5. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in

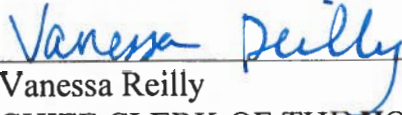
November 2026 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Julie McCluskie
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



James Rashad Coleman, Sr.
PRESIDENT OF
THE SENATE

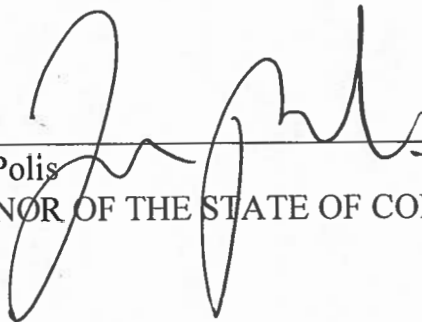


Vanessa Reilly
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Esther van Mourik
SECRETARY OF
THE SENATE

APPROVED Tuesday May 20th 2025 at 1:05 pm
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

An Act

SENATE BILL 24-005

BY SENATOR(S) Roberts and Simpson, Bridges, Hinrichsen, Buckner, Cutter, Exum, Fields, Jaquez Lewis, Marchman, Michaelson Jenet, Priola, Winter F., Fenberg;

also REPRESENTATIVE(S) McCormick and McLachlan, Amabile, Bacon, Bird, Boesenecker, Brown, Daugherty, deGruy Kennedy, Duran, Epps, Froelich, Garcia, Herod, Jodeh, Joseph, Kipp, Lieder, Lindsay, Lukens, Mabrey, Martinez, Marvin, Mauro, Ortiz, Parenti, Rutinel, Sirota, Snyder, Story, Titone, Valdez, Velasco, Weissman, Willford, McCluskie.

CONCERNING THE CONSERVATION OF WATER IN THE STATE THROUGH THE
PROHIBITION OF CERTAIN LANDSCAPING PRACTICES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, **add** article 99 to title 37 as follows:

ARTICLE 99

Prohibition of Nonfunctional Turf, Artificial Turf, and Invasive Plant Species

37-99-101. Legislative declaration. (1) THE GENERAL ASSEMBLY

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

FINDS THAT:

(a) AS COLORADO CONTINUES TO GRAPPLE WITH THE IMPACTS OF CLIMATE CHANGE, GREEN URBAN SPACES, SUCH AS URBAN TREE CANOPIES, ARE A VITAL ADAPTATION TOOL FOR MITIGATING THE IMPACTS OF CLIMATE CHANGE, ESPECIALLY FOR MITIGATING THE URBAN HEAT ISLAND EFFECT, WHICH CAN INCREASE ENERGY COSTS, AIR POLLUTION, AND HEAT-RELATED ILLNESSES AND DEATHS;

(b) HOWEVER, WATER SUPPLY IN THE WESTERN UNITED STATES IS UNDER INCREASING PRESSURE DUE TO CLIMATE CHANGE AND INCREASING DEMAND;

(c) MANY COMMUNITIES IN THE STATE OVERUSE NONNATIVE GRASS FOR LANDSCAPING PURPOSES, WHICH REQUIRES LARGE AMOUNTS OF WATER TO MAINTAIN;

(d) WHILE THERE ARE APPROPRIATE AND IMPORTANT USES FOR TURF, INCLUDING FOR CIVIC, COMMUNITY, OR RECREATIONAL PURPOSES SUCH AS USE IN PARKS, SPORTS FIELDS, AND PLAYGROUNDS, MUCH OF THE TURF IN THE STATE IS NONFUNCTIONAL, LOCATED IN AREAS THAT RECEIVE LITTLE, IF ANY, USE, AND COULD BE REPLACED WITH LANDSCAPING THAT ADHERES TO WATER-WISE LANDSCAPING PRINCIPLES WITHOUT ADVERSELY IMPACTING QUALITY OF LIFE OR LANDSCAPE FUNCTIONALITY;

(e) PROHIBITING THE INSTALLATION, PLANTING, OR PLACEMENT OF NONFUNCTIONAL TURF IN APPLICABLE PROPERTY IN THE STATE CAN HELP CONSERVE THE STATE'S WATER RESOURCES;

(f) INSTALLED VEGETATION THAT ADHERES TO WATER-WISE LANDSCAPING PRINCIPLES CAN HELP REDUCE OUTDOOR DEMAND OF WATER; AND

(g) ADDITIONALLY, ARTIFICIAL TURF CAN CAUSE NEGATIVE ENVIRONMENTAL IMPACTS, SUCH AS EXACERBATING HEAT ISLAND EFFECTS IN URBAN AREAS AND RELEASING HARMFUL CHEMICALS, INCLUDING PLASTICS, MICROPLASTICS, AND PERFLUOROALKYL AND POLYFLUOROALKYL CHEMICALS, INTO THE ENVIRONMENT AND WATERSHEDS.

(2) THE GENERAL ASSEMBLY THEREFORE DECLARES THAT

PREVENTING THE INSTALLATION, PLANTING, OR PLACEMENT OF NONFUNCTIONAL TURF, ARTIFICIAL TURF, AND INVASIVE PLANT SPECIES IN APPLICABLE PROPERTY IN THE STATE IS:

(a) A MATTER OF STATEWIDE CONCERN; AND

(b) IN THE PUBLIC INTEREST.

37-99-102. Definitions. AS USED IN THIS ARTICLE 99, UNLESS THE CONTEXT OTHERWISE REQUIRES:

(1) (a) "APPLICABLE PROPERTY" MEANS:

(I) COMMERCIAL, INSTITUTIONAL, OR INDUSTRIAL PROPERTY;

(II) COMMON INTEREST COMMUNITY PROPERTY; OR

(III) A STREET RIGHT-OF-WAY, PARKING LOT, MEDIAN, OR TRANSPORTATION CORRIDOR.

(b) "APPLICABLE PROPERTY" DOES NOT INCLUDE RESIDENTIAL PROPERTY.

(2) "ARTIFICIAL TURF" MEANS AN INSTALLATION OF SYNTHETIC MATERIALS DEVELOPED TO RESEMBLE NATURAL GRASS.

(3) "COMMERCIAL, INSTITUTIONAL, OR INDUSTRIAL" HAS THE MEANING SET FORTH IN SECTION 37-60-135 (2)(b).

(4) "COMMON INTEREST COMMUNITY" HAS THE MEANING SET FORTH IN SECTION 38-33.3-103 (8).

(5) "COMMON INTEREST COMMUNITY PROPERTY" MEANS PROPERTY WITHIN A COMMON INTEREST COMMUNITY THAT IS OWNED AND MAINTAINED BY A UNIT OWNERS' ASSOCIATION, SUCH AS ENTRYWAYS, PARKS, AND OTHER COMMON ELEMENTS AS DEFINED IN SECTION 38-33.3-103 (5).

(6) "DEPARTMENT" MEANS THE DEPARTMENT OF PERSONNEL CREATED IN SECTION 24-1-128 (1).

(7) "FUNCTIONAL TURF" MEANS TURF THAT IS LOCATED IN A RECREATIONAL USE AREA OR OTHER SPACE THAT IS REGULARLY USED FOR CIVIC, COMMUNITY, OR RECREATIONAL PURPOSES, WHICH MAY INCLUDE PLAYGROUNDS; SPORTS FIELDS; PICNIC GROUNDS; AMPHITHEATERS; PORTIONS OF PARKS; AND THE PLAYING AREAS OF GOLF COURSES, SUCH AS DRIVING RANGES, CHIPPING AND PUTTING GREENS, TEE BOXES, GREENS, FAIRWAYS, AND ROUGHS.

(8) "INVASIVE PLANT SPECIES" HAS THE MEANING SET FORTH IN SECTION 37-60-135 (2)(e).

(9) "LOCAL ENTITY" MEANS A:

(a) HOME RULE OR STATUTORY CITY, COUNTY, CITY AND COUNTY, TERRITORIAL CHARTER CITY, OR TOWN;

(b) SPECIAL DISTRICT; AND

(c) METROPOLITAN DISTRICT.

(10) "MAINTAIN" OR "MAINTAINING" MEANS AN ACTION TO PRESERVE THE EXISTING STATE OF NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR AN INVASIVE PLANT SPECIES THAT HAS ALREADY BEEN INSTALLED, PLANTED, OR PLACED.

(11) "NATIVE PLANT" MEANS A PLANT SPECIES THAT IS INDIGENOUS TO THE STATE OF COLORADO.

(12) "NEW DEVELOPMENT PROJECT" MEANS A NEW CONSTRUCTION PROJECT THAT REQUIRES A BUILDING OR LANDSCAPING PERMIT, PLAN CHECK, OR DESIGN REVIEW.

(13) (a) "NONFUNCTIONAL TURF" MEANS TURF THAT IS NOT FUNCTIONAL TURF.

(b) "NONFUNCTIONAL TURF" INCLUDES TURF LOCATED IN A STREET RIGHT-OF-WAY, PARKING LOT, MEDIAN, OR TRANSPORTATION CORRIDOR.

(c) "NONFUNCTIONAL TURF" DOES NOT INCLUDE TURF THAT IS DESIGNATED TO BE PART OF A WATER QUALITY TREATMENT SOLUTION

REQUIRED FOR COMPLIANCE WITH FEDERAL, STATE, OR LOCAL AGENCY WATER QUALITY PERMITTING REQUIREMENTS THAT IS NOT IRRIGATED AND DOES NOT HAVE HERBICIDES APPLIED.

(14) "REDEVELOPMENT PROJECT" MEANS A CONSTRUCTION PROJECT THAT:

(a) REQUIRES A BUILDING OR LANDSCAPING PERMIT, PLAN CHECK, OR DESIGN REVIEW; AND

(b) RESULTS IN A DISTURBANCE OF MORE THAN FIFTY PERCENT OF THE AGGREGATE LANDSCAPE AREA.

(15) "SPECIAL DISTRICT" HAS THE MEANING SET FORTH IN SECTION 32-1-103 (20).

(16) "TRANSPORTATION CORRIDOR" MEANS A TRANSPORTATION SYSTEM THAT INCLUDES ALL MODES AND FACILITIES WITHIN A DESCRIBED GEOGRAPHIC AREA, HAVING LENGTH AND WIDTH.

(17) "TURF" HAS THE MEANING SET FORTH IN SECTION 37-60-135 (2)(i).

(18) "UNIT OWNERS' ASSOCIATION" HAS THE MEANING SET FORTH IN SECTION 38-33.3-103 (3).

(19) "WATER-WISE LANDSCAPING" HAS THE MEANING SET FORTH IN SECTION 37-60-135 (2)(l).

37-99-103. Prohibition of nonfunctional turf, artificial turf, and invasive plant species - local entities - construction or renovation of state facilities. (1) ON AND AFTER JANUARY 1, 2026, A LOCAL ENTITY SHALL NOT INSTALL, PLANT, OR PLACE, OR ALLOW ANY PERSON TO INSTALL, PLANT, OR PLACE, ANY NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES, AS PART OF A NEW DEVELOPMENT PROJECT OR REDEVELOPMENT PROJECT, ON ANY PORTION OF APPLICABLE PROPERTY WITHIN THE LOCAL ENTITY'S JURISDICTION.

(2) ON OR BEFORE JANUARY 1, 2026, A LOCAL ENTITY SHALL ENACT OR AMEND ORDINANCES, RESOLUTIONS, REGULATIONS, OR OTHER LAWS

REGULATING NEW DEVELOPMENT PROJECTS AND REDEVELOPMENT PROJECTS ON APPLICABLE PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.

(3) THE DEPARTMENT SHALL NOT INSTALL, PLANT, OR PLACE, OR ALLOW ANY PERSON TO INSTALL, PLANT, OR PLACE, ANY NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES AS PART OF A PROJECT FOR THE CONSTRUCTION OR RENOVATION OF A STATE FACILITY, WHICH PROJECT DESIGN COMMENCES ON OR AFTER JANUARY 1, 2025.

(4) NOTHING IN THIS SECTION PROHIBITS:

(a) A LOCAL ENTITY FROM MAINTAINING, OR ALLOWING ANY PERSON TO MAINTAIN, ANY NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES INSTALLED, PLANTED, OR PLACED BEFORE JANUARY 1, 2026;

(b) THE DEPARTMENT FROM MAINTAINING, OR ALLOWING ANY PERSON TO MAINTAIN, ANY NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES INSTALLED, PLANTED, OR PLACED AT A STATE FACILITY BEFORE JANUARY 1, 2025;

(c) A LOCAL ENTITY OR THE DEPARTMENT FROM INSTALLING, OR ALLOWING ANY PERSON TO INSTALL, GRASS SEED OR SOD THAT IS A NATIVE PLANT OR HAS BEEN HYBRIDIZED FOR ARID CONDITIONS;

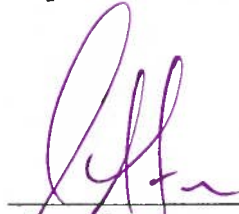
(d) A LOCAL ENTITY OR THE DEPARTMENT FROM ESTABLISHING PROHIBITIONS ON, OR REQUIREMENTS FOR, NONFUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES THAT ARE MORE STRINGENT THAN THE REQUIREMENTS OF THIS SECTION; OR

(e) A LOCAL ENTITY OR THE DEPARTMENT FROM INSTALLING, OR ALLOWING ANY PERSON TO INSTALL, ARTIFICIAL TURF ON ATHLETIC FIELDS OF PLAY.

SECTION 2. Act subject to petition - effective date - applicability. (1) This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or

part will not take effect unless approved by the people at the general election to be held in November 2024 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

(2) This act does not apply to projects approved by the department of personnel or a local entity before the effective date of this act.



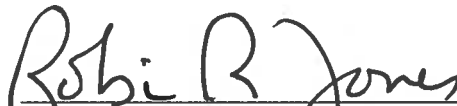
Steve Fenberg
PRESIDENT OF
THE SENATE



Julie McCluskie
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

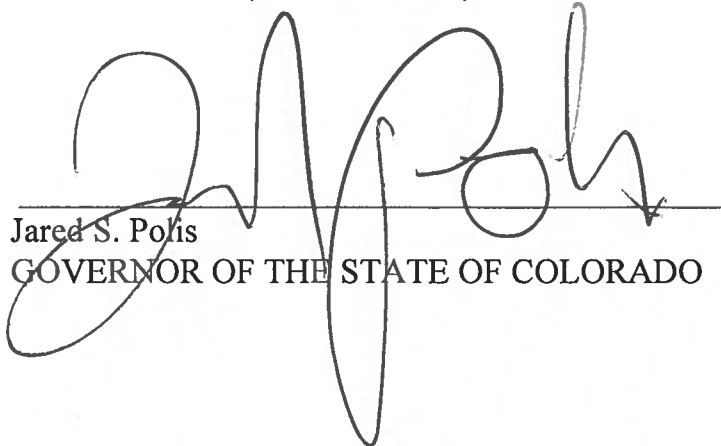


Cindi L. Markwell
SECRETARY OF
THE SENATE



Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED Friday March 15th 2024 at 2:15 pm
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



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CWRC Version 1.0

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Attributions

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.

104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



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104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



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104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



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understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.

These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



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304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



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SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



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Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



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502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



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503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



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Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that



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the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.



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A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.



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B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.



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Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall



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either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the



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premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or



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requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.



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C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



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