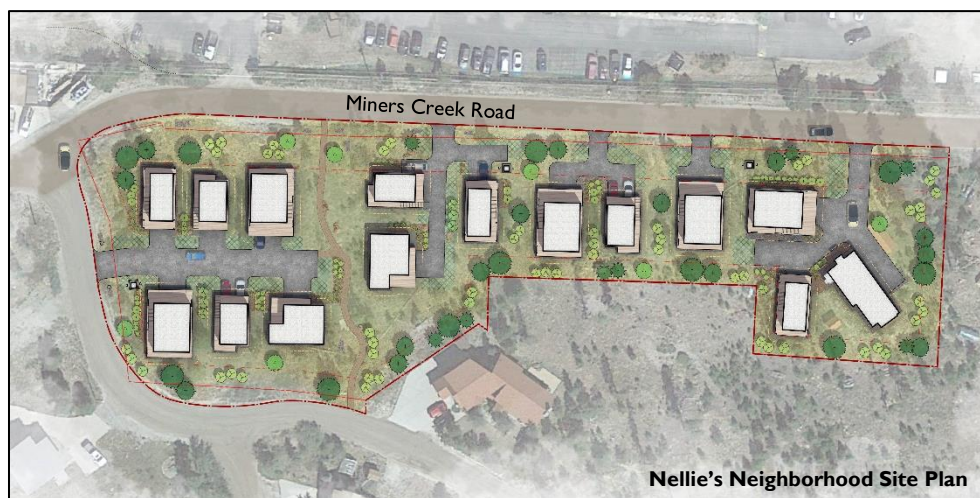


MEMORADUM

TO: Frisco Town Council
FROM: Summit County Government
FOR: Frisco Ordinance 24-06, Second Amendment to the IGA for Provision of Water Service at the County Commons – February 27, 2024
SUBJECT: Irrigation timeline for the Nellie's Workforce Housing Neighborhood – Bills Ranch

Project Summary: The Board of County Commissioners embarked on the development of a workforce housing development in the Bills Ranch Subdivision in 2019. The property, Tracts 4-10 & 15-17, Bills Ranch Subdivision, consists of 2.08 acres accessed primarily from Miners Creek Road, directly across the street from the Frisco Bay Townhomes in Frisco in unincorporated Summit County. The proposal is to build 14 small-footprint, cabin-style single family residences that will be made available for sale as deed restricted, workforce housing in the 80-105% AMI range. One existing cabin on the property is also proposed to be remodeled and upgraded, and also sold to the workforce as part of the project. The goal of the project is to meet a stated need for affordable ownership housing in the Ten Mile Basin of Summit County and the vicinity of the Town of Frisco.



Development Timeline: The property was rezoned from R-2 to PUD on October 24, 2023, and a Site Plan application is scheduled for review by the Ten Mile Basin Planning Commission on March 14, 2024. The County has engaged a general contractor to begin construction of the project in May of 2024, with the hope of completing the development by the spring of 2025.

Landscaping and Irrigation: The Summit County Land Use Development Code requires 3 trees and 2 shrubs per unit, meeting minimum size requirements. In addition, the Bills Ranch neighbors have requested that the County provide adequate screening and landscape buffers for their neighborhood. To that effect, the development team is proposing 90 trees and 70 shrubs for the project, primarily located along the street edges to provide screening and to mitigate for the necessary removal of existing vegetation during construction.

Tree species proposed include Aspen, Blue Spruce, and Bristlecone Pine trees, all of which are native, drought-tolerant species that are known to thrive in Summit County. Lawns or sod areas are not being proposed. All

trees and shrubs are proposed to be irrigated by drip irrigation to minimize the amount of water consumption. In addition, the irrigation will be equipped with rain sensors that prevent irrigation if it is raining or if the soils and plants are moist. Mulching is also proposed to help with moisture retention.

HOA: The small-footprint single family homes will be subdivided as footprint homes. By that ownership structure, the homeowners will own the building and its footprint. A homeowner's association (HOA) will own the land surrounding each of the structures, the general common elements. As such, the HOA will be responsible for the landscaping surrounding the homes once the construction is complete and the landscaping is guaranteed by the developer.

Landscaping Guarantee: The Summit County Land Use Development Code holds developers responsible for the short-term 2-to-3-year success of the landscaping. All landscape planting is subject to a guarantee period of 2 years from the date installation is deemed complete. Where landscaping is planted on sloped areas, the initial guarantee period is 3 years. The developer is also required to post a financial guarantee to ensure that plant materials survive, and that those that do not are replaced, and the site is revegetated to a weed-free state. For plant establishment to be considered successful, plants need to have a healthy appearance and be free of diseases and insects. The long-term success of the landscaping will be the responsibility of the HOA.

Request: To meet the County Land Use Development Code, the County will be required to install the landscaping at Nellie's Neighborhood per the approved Landscaping Plan and guarantee its establishment and survival for a minimum of 2 years. The County has limited resources for the development of subsidized workforce housing, and the associated landscaping. Without irrigation, it will be more difficult for the landscaping to survive, and replacement of plant materials becomes more likely. To avoid additional costs and ensure success from the beginning, the County requests that the Town of Frisco permit the irrigation of the landscaping at Nellie's Neighborhood for a minimum of 2 years.



MEMORANDUM

Date: February 21, 2024
To: Town of Frisco Town Council
From: Norris Design

Re: Nellie's Neighborhood Landscape and Irrigation

LANDSCAPE DESIGN

Norris Design strives to develop plans that create landscapes that are sustainable, water conscious, and resilient. We design landscapes with four season interest through use of color, texture, and diversity. Our team goes beyond the original seven xeriscape principles to create an adaptive, habitat providing landscape for all to enjoy. The Norris Design irrigation team works with the landscape team to develop efficient water delivery to the plants utilizing best current practices.

The landscape plan has been designed to integrate the neighborhood into the Bill's Ranch character with native grass seed, native trees and shrubs. The intent will be to provide County required landscaping with additional buffering to the neighboring homes as requested through the public process. There are no sod lawns proposed in this neighborhood as that is not sustainable in this environment, and it does not match the character of Bill's Ranch.

IRRIGATION/SUPPLEMENTAL WATER

Frisco Water Efficiency Plan 2018 Goals

- Reduce peak demands during the summer associated with outdoor water use
- Reduce outdoor water use while maintaining aesthetics for visitor and resident appeal

HAND WATERING	IRRIGATION
Completed during business hours, overlapping with peak water use times	Can be timed to occur outside of peak demand times
May be inconsistent and/or infrequent leading to plant stress or death, impacting landscape aesthetics	Consistent, efficient water delivery to ensure optimum plant health and aesthetics

Landscape Maintenance

HAND WATERING	IRRIGATION
HOA pays labor for individual(s) to hand water plant material	Irrigation system delivers water, labor for occasional system maintenance
Water delivery by hose or bucket -water area not occupied by plants -guessing quantity of water applied -easy to over water leading to plant death	Water delivery by drip emitters -water delivered straight to plant roots -specific amount of water, can be modified for weather conditions -healthy plants maintain overall health leading to fewer weeds
Manual watering may not be turned off during rain / wet weather	Rain / moisture sensor is included with every system so irrigation will not run when it is not needed
Dry plants provide fire fuel	Healthy plants are less fire prone
Hose may be forgotten and left on	Timed system, automatic shut off



Landscape Establishment

- Industry standard is a three (3) year establishment period.
- Per CSU Extension (Fact Sheet No. 7.229): regardless of how durable woody plants are for survival in xeric conditions, many plants need at least two growing seasons to establish. Water during establishment, then gradually reduce irrigation.