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Proposed Amendments to Town Code

My wife Lauren and I own the property at 521 Pitkin St. in Frisco. We are working with the town on applying the Cabin Housing designation, Town Code § 180-5.2.1, to that property. As part of our plans, we are exploring the possibility of applying a local's housing covenant to the properties affected by our plans. This could include up to four local's housing properties on or near 521 Pitkin.

To make this project more feasible, we would like to seek some amendments to § 180-5.2.1. These amendments would help us build better local housing, make the best use of the lot, and keep the spirit of the houses Cabin Zoning is designed for. To be clear, the amendments we are proposing would only apply to properties that seek Cabin Zoning and are local's only housing. That means these amendments would only benefit local's housing and could even incentivize builders to seek local's housing because of the increased flexibility these amendments provide.

The amendments we plan to seek are as follows:

- § 180-5.2.1(C)(1)(a) is amended to add a second sentence: "The maximum size for a cabin housing unit that holds a local's housing restriction shall not exceed 1,500 square feet (including all levels, but excluding basements and attached garages)."
- § 180-5.2.1(C)(1)(b) is amended to add a second sentence: "Parcels that have a local housing restriction on all units shall have no more than 50 percent of the cabin housing units proposed on a parcel be larger than 1,250 square feet in gross floor area (including all levels, but excluding basements and attached garages)."
- § 180-5.2.1(C)(5)(c) is amended to add a third sentence: "The maximum building height for a cabin housing unit that has a local housing restriction shall be 30 feet."