

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 22 – 12**

AN EMERGENCY ORDINANCE AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, COLORADO, CONCERNING THE UNIFIED DEVELOPMENT CODE, TO ALLOW TRANSITIONAL SHELTER FACILITIES, BY AMENDING TABLE 5-1, CONCERNING THE TABLE OF ALLOWABLE USES, SECTION 180-5.2.5, CONCERNING MOBILE HOMES AND CAMPERS, AND SECTION 180-9.3 CONCERNING GENERAL DEFINITIONS; DECLARING AN EMERGENCY, AND PROVIDING FOR THE IMMEDIATE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the Town of Frisco, Colorado (“Town”) is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, the Town Council finds that there exists within the Town and the County a housing crisis in which housing has become unaffordable and unattainable for some individuals who are employed within the community; and

WHEREAS, the crisis has caused some individuals to seek shelter for sleeping in private passenger vehicles, and too many of such individuals suffer unnecessary hardship as a result of difficulties in finding a place to park their vehicle that provides sanitary facilities and relative peace and safety; and

WHEREAS, in winter conditions, the difficulties in locating such areas to park is greatly exacerbated; and

WHEREAS, an association of individuals, known as “Unsheltered in Summit,” has provided transitional shelter facility services at private and public parking lot locations within the County of Summit (but outside the Town) for the past several years; and

WHEREAS, due to circumstances beyond its control, Unsheltered in Summit has lost use of such other locations as of October 11, 2022; and

WHEREAS, this ordinance is adopted pursuant to the Town’s home rule authority in order to provide for transitional shelter facility uses within the Town, while preserving community character, and protecting the health, safety, and welfare of both the community as a whole and those individuals who need to seek shelter in private passenger vehicles.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Section 180-5.1.5 of the Code of Ordinances of the Town of Frisco (the “Code”), concerning the table of allowed uses as relates to lodging facilities, is hereby amended to read as follows:

TABLE 5-1 TABLE OF ALLOWED USES																
4 = Permitted 2 = 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																
Lodging Facilities	Boarding, rooming, and lodging facility				2	4	4	2			2					
	Condominium hotel						4				2	2				
	Hostel						4	2			2	2				
	Hotel and motel						4	2			4	2				
	<u>Transitional Shelter Facility</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>4</u>	<u>4</u>	<u>180.5.2.5</u>

Section 2. Section 15.2.5 of the Code, concerning Mobile Homes and Campers, is hereby amended to read as follows:

180-5.2.5. Mobile Homes, and Campers, and Campgrounds and Transitional Shelter Facilities

A. Permitted Occupancy

Mobile homes and mobile home parks are not permitted in Frisco. Campers may be occupied only within a campground.

B. Mobile Home Parks

Mobile home parks existing as of the effective date of Ordinance 03-14 shall conform to the following requirements:

1. No mobile home park shall contain more than 22 mobile homes per acre.
2. Each mobile home site shall have an area of not less than 5,000 square feet.
3. Mobile homes shall not be closer to each other or other structures than ten feet end to end or 20 feet laterally.
4. Each mobile home site shall be serviced with water and sanitary sewage suitable for permanent connection.
5. No mobile home shall be placed within 100 feet of a street line or 40 feet of any other lot line.
6. Mobile home parks must have approved access from the Planning Commission and ~~the Lake Dillon Fire Authority~~ Summit Fire & EMS.

C. Campgrounds

Campgrounds shall conform to the following minimum requirements:

1. A minimum lot area of ten acres is required.
2. Each rental site shall have an area of not less than 2,500 square feet and a width of not less than 40 feet in its smallest dimension.

3. If each rental site is not serviced with water and sanitary drainage, common sanitary facilities shall be provided.
4. No rental site for overnight occupancy shall be placed within 100 feet of a street line or 40 feet of any other lot line.
5. No campground shall be occupied by the same person for more than six continuous months in any twelve month period.
6. Campgrounds must receive approval of access and circulation by the Frisco Public Works Department, Planning Commission, and ~~the Lake Dillon Fire Authority~~ Summit Fire & EMS.

D. Transitional Shelter Facility.

Transitional Shelter Facilities shall conform to the following requirements:

1. The application for the facility shall be submitted by the individual or entity that will be responsible for operation and maintenance of the facility, and for the application and approval process for potential users of the facility.
2. The application shall include a site plan, which shall indicate access, user parking areas, sanitation, and refuse management facilities.
3. The application shall include a facility management plan that includes, at a minimum: the process for application, and the criteria for approval, of use of the facility, including proof of local employment; facility rules of operation; and operator contact information for the individual(s) who will be available to respond to issues; and
4. If the owner of the property on which the facility is proposed is not the applicant for the facility, the applicant shall provide written approval of the owner for the proposed use.

Section 3. Section 180-9.3 of the Code, concerning General Definitions, is hereby amended to add the following defined terms:

Transitional Shelter Facility: An approved designated outdoor location allowing for temporary sleeping in private passenger vehicles subject to specific conditions, including local employment, approved refuse management and sanitation, user screening, and management of the facility.

Section 4. Police Power and Emergency Finding. The Town Council hereby declares that a housing crisis and emergency exists within the Town, and that the emergency makes it necessary and appropriate to provide for transitional shelter facility uses, for the reasons and on the conditions as set forth herein.

Section 5. Conflict with Other Laws: If any provision of this Ordinance conflicts with any provision of the Code of Ordinances of the Town of Frisco, or any provision of the Town's policies, this Ordinance shall control.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

INTRODUCED, PASSED AND APPROVED THIS 11th DAY OF OCTOBER, 2022.

TOWN OF FRISCO, COLORADO

Hunter Mortensen, Mayor

ATTEST:

Deborah Wohlmuth, CMC, Town Clerk