



OFFICE OF THE COUNTY MANAGER

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208 East Lincoln Ave. | PO Box 68
Breckenridge, CO 80424

December 29, 2022

Tom Fisher
Frisco Town Manager
Tomf@townoffrisco.com

Re: Water Services Request for Bill's Ranch Workforce Housing Project

Dear Tom,

As you know, the lack of attainable workforce housing across Summit County continues to negatively impact nearly every aspect of our community including businesses, schools, hospitals, governments, emergency services and others. Both the Town of Frisco and Summit County are making strides to address, preserve and create more workforce housing, both individually and jointly. In a continued effort to mitigate the housing shortage in the Ten Mile Basin, the County desires to develop 2 contiguous parcels it owns within the Bill's Ranch neighborhood into fully deed-restricted, for sale, workforce housing.

These parcels contain approximately 2.0 acres and are described as 188 Miners Creek Rd., and the adjacent parcel known as Tracts 4-6 & 14-17. An old cabin is currently located on 188 Miners Creek Rd. that is served by a water well and Tracts 4-6 & 14-17 are vacant. The County has contracted with Norris Design to create and analyze concept plans for the site and has worked closely with the Bills Ranch HOA for input and feedback on the designs. The current concept is to create some "smallish" cabin like homes on the parcels in recognition of the Bills Ranch history. After reviewing the concept plans with Bills Ranch and the BOCC, the BOCC's desires to move forward with the option that contains 16 units (6 duplex units and 10 small single-family units). It is expected each unit will contain a maximum of 3 bedrooms and all units will be deed restricted workforce housing. It is currently anticipated these units will be for sale units.

Potable water will be needed to serve the future residents in this project. Because the Town of Frisco water main is located directly across the street from the two parcels, the County desires to utilize the Town of Frisco's water to serve the site. Our desire is to come up with an amenable agreement for both parties that would allow service to these units. The County is therefore requesting the Town Council's support for these parcels to be served by the Town of Frisco water. With that support, our staffs can prepare a draft water agreement to present to the Town Council and BOCC for review and approval.

The County plans to put out an RFP in early January 2023 requesting a developer to take the parcel through entitlements and build the project. Because of the time it will take to make it through the entitlement process, we expect the earliest we could break ground on the project would be Summer/Fall 2023.

Please let me know how you would like to proceed with our request and reach out if you have any questions. I look forward to working with you on this exciting opportunity.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a final flourish.

Philip Gonshak
Interim County Manager