



TOWN of FRISCO

P. O. Box 4100 • Frisco, Colorado 80443

To: Summit County Government
Philip Gonshak, County Manager philip.gonshak@summitcountyco.gov
Brandon Howes, Housing Planner II brandon.howes@summitcountyco.gov
Jeffrey Huntley, County Attorney jeffrey.huntley@summitcountyco.gov
Jason Dietz, Housing Director jason.dietz@summitcountyco.gov

RE: Summit County Application for Extra-Territorial Water Taps for the Lake Hill Development

July 31, 2023

To Mr. Gonshak:

The County's Application was submitted, via email, on July 12, 2023. Town staff have completed our initial review, and we wanted to communicate back to you as soon as possible our initial thoughts, and to suggest enhancements to the application that would make it complete; all which will help us in issuing a recommendation to our Council and to help the Town Council analyze the application.

The following items could be provided that would assist in the analysis:

- Evidence of ownership of at least 111.8 shares of Class A, Series 1, common stock of the Clinton Ditch and Reservoir Company (emphasis on the .8, as that is the total amount our initial analysis shows will be required to serve the 436 units); and
- All impact studies that have been completed in relation to the currently applied for 436 units and that would show impacts of up to 825 units.

In addition, the following items could be changed, enhanced or better described in the application to provide the reviewers the information they need:

- Water Rights
 - The Town would prefer that the language in reference to the water rights is not an "up to" statement, since we will be calculating an exact number of rights needed to serve the applied for development. As noted above, our initial calculations for service to 436 units is that it will require dedication of 111.8 shares of the Clinton Ditch and Reservoir Company to the Town.
 - The Town will determine if "such other water held by Summit County" is sufficient. If there is a proposal for this, we would like the information concerning the water rights presented now, and along with the evidence of ownership. Otherwise, the Town would prefer that unidentified sources of water be removed from the application.
 - As discussed during our recent meetings, and as a sign of good faith, the Town would like the County to propose dedication to the Town's ownership the shares of the Clinton Ditch and Reservoir Company that are the subject of the 2001 IGA between the Town and the County (concerning the provision of water to the County Commons).

- Other parts of the application:

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- There is no indication on the graphic with the application or in the narrative concerning Dam Road improvements that would be required in order to guaranty continued traffic flow on the road and to maintain access into the development. Further on this point, we are not aware of a current traffic study associated with this project that accounts for the proposed design of the I70, Exit 203 upcoming improvements and designs your project Dam Road ingress and egress issues. That should be provided with this application.
- It is likely that the Frisco Police Department would be the closest responding agency to a development of this size. What mitigation will be offered to the Town or provided by the Sheriff's Office in order to properly service this development.
- Parks and Recreation Programs will be impacted by a development of this size. What mitigation will be offered in order to keep levels of service for Frisco residents intact, once this development is occupied.
- The graphic provided with the application indicates closure of recreation parking adjacent to the Dam Road. We would prefer that this be accommodated or mitigated somewhere within the plan in order to preserve this or more parking for recreation on the south side of the Dam Road.
- Please provide specifics as to the pedestrian/bicycle trail that will be built along the Dam Road to help residents of this development to access the retail areas in Frisco. Also please describe the level of commitment to funding this facility, whether the County will take responsibility for its construction, whether the County will have responsibility for ongoing maintenance of the trail, whether it will be maintained as a year-round facility and at what stage in the development it will be constructed.
- Please provide specifics as to the grade separated pedestrian/bicycle crossing of the Dam Road to help residents of this development to access the recreational trail system around the Dillon Reservoir. Also please describe the level of commitment to funding this facility, whether the County will take responsibility for its construction, whether the County will have responsibility for ongoing maintenance of the facility, whether it will be maintained as a year-round facility and at what stage in the development it will be constructed?
- A better description of the commitment of the applicant as to when and how transit service will be available to the development.
- Within the first 436-unit phase, please indicate the timing of construction and occupation of each building and use.
- A description of the number of floors and square feet that each building will be.

The above items would make this application more complete, but it should not be interpreted that providing this additional information means that the Town will not require more. These items would satisfy our initial review.

It should be noted that the best that the Town can produce from this application is a conditional approval that will require acceptance and annexation by the Frisco Sanitation District.

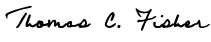
Another anticipated condition could be an acknowledgement by the County Commission that any upsizing of infrastructure on site that is allowed by the Town's approval for this application, would be done at the applicant's own risk, since there is no guaranty of

water service from the Town for units beyond this application. It would also be helpful to understand (i) the difference in the physical infrastructure that would be required for the proposed upsizing as compared to what would be required for 436 units; and (ii) the cost differential between the two pipe sizes.

Finally, with respect to water infrastructure, please clarify which parts (mains) of the water system that the County proposes dedicating to the ownership and maintenance of the Town, and which parts are proposed for ownership and maintenance by the County.

We look forward to seeing your amended application with the items requested. As soon as received and complete, we can give a timeline for consideration by the Council. Please contact Jeff Goble at jeffg@townoffrisco.com with any questions.

Sincerely,

DocuSigned by:

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Cc (Town of Frisco):

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