



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: DON REIMER, COMMUNITY DEVELOPMENT DIRECTOR
DIANE MCBRIDE, INTERIM TOWN MANAGER
RE: UNSHELTERED IN SUMMIT
DATE: AUGUST 9, 2022

Summary and Background: Housing for the local workforce has been a growing challenge in Frisco and Summit County. In addition to housing developments by private developers and local governments, other local groups are working on potential solutions. One such group is “Unsheltered in Summit”, which has developed “The Summit Safe Parking Program”, which for the past three years has provided a designated, secure location in parking lots for members of the local workforce to sleep in their vehicles. As the need continues to grow, Unsheltered in Summit is seeking additional locations to expand the program and increase availability.

Analysis: The Safe Parking Program began in 2019 in partnership with Agape Church north of Breckenridge. Due to construction at Agape, the program moved to a parking lot at the Summit County Justice Center in Breckenridge in April 2022. Unsheltered in Summit provides secure sanitation (port-a-lets) and trash collection for its members in order to maintain an orderly site.

As they seek additional locations in Summit County, the group has identified key criteria for sites, including space for 10 – 15 vehicles, level ground, low light, relative quiet, and somewhat secluded. While availability for tenant use 24 hours per day 7 days per week is desired, it is manageable to have designated times for availability to work around other operations or uses of the parking areas. The group has identified two locations inside of Frisco Town limits, and three near Town, for Council feedback.

- Paved lots in the peninsula area (Map 1). The area identified is near the Frisco Nordic Center. Because of the regular operation at the Nordic Center, there would have to be designated time limits for use of this property.
- Paved lots at the Kayak park adjacent to West Main and I-70 (Map 2). This area is technically outside of Town limits, and is also subject to a lease agreement with CDOT. The CDOT lease limits the use of this property to trailhead parking without written consent of CDOT, so further consideration of this property would likely require approval by the State.

- The Dickey Day Use trailhead lot (Map 3). This area is heavily utilized by users at the Frisco Adventure Park and would require designated time limits for use of this parking area.
- The Lower side of the County Commons (Map 4). This location is outside of Town limits, and owned by Summit County, and would therefore require approval by Summit County.
- Giberson Bay Day Use Lot (Map 5). This property is located outside of Town limits on US Forest Service property, and would therefore require approval by USFS.

For the areas inside Town limits at the Frisco Adventure Park, a primary consideration would be operations at the Adventure Park to ensure minimal impacts to users. Other considerations would be the Town Code, and if overnight camping in vehicles could be permitted in certain areas.

Frisco Town Code: "Camping" is not an allowed use in the Frisco Unified Development Code ("UDC" - Town Code Chapter 180), as there is no listing in the Table of Uses for "Camping" or "Campground". The closest definitions in the UDC to the proposed Safe Parking Program are:

- **Campground** - An outdoor area providing space for vacationers to temporarily occupy in tents or recreational vehicles. A campground may also include an area with rental cabins, but its primary function is to accommodate visitors providing their own shelter.
- **Camper** - A vehicle, eligible to be registered and insured for highway use, designed to be used as a temporary shelter for travel, recreational and vacation purposes, but not for a permanent residence. Includes but is not limited to equipment commonly called "fifth wheels," "independent travel trailers," "dependent travel trailers," "tent trailers," "pickup campers," "motor homes," and "converted buses," but does not include mobile homes.

Because the Safe Parking Program generally allows sleeping in private vehicles rather than recreational vehicles, an amendment to the UDC would be required to create an area for overnight camping in vehicles on public or private property.

Additionally, Section 130-11 of the Frisco Town Code also specifies that "It is unlawful for any person to camp or stay overnight in any town park, open space property or recreation area, except in an area designated for such use". If Town Council determines that there is an appropriate location to facilitate the Safe Parking Program, an ordinance or other action of Town Council would be required to allow the use of Town property for the purpose.

Financial Impact: There is no anticipated financial impact related to this discussion.

Alignment with Strategic Plan: Increasing availability of housing for the local workforce remains a high priority of Frisco Town Council. While a program of this nature is not contemplated in the Strategic Plan or Community Plan, allowing additional opportunities such as overnight sleeping in personal vehicles could support this goal.

Environmental Sustainability: No significant impacts to environmental sustainability are anticipated.

Staff Recommendation: Review the attached materials and provide feedback to the Unsheltered in Summit group regarding viability of some of the proposed areas, or additional suggestions on opportunities in the Frisco area.

Approved By:

Leslie Edwards, Finance Director

Attachments:

Attachment 1 – Unsheltered in Summit Program Documents

Attachment 2 – Potential Safe Parking Site Maps