



RECORD OF PROCEEDINGS

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, October 18, 2018 at 5:00 P.M.**

Call to Order: Andrew Stabile, Chair, opened the meeting.

Roll Call: Robert Anton Franken, Andy Held, Jason Lederer, Lina Lesmes, Donna Skupien, Andy Stabile, Kelsey Withrow

Minutes: The September 20, 2018 Planning Commission meeting minutes were approved unanimously.

Public Comment (non-agenda items): There were no public comments.

Agenda Items:

1. **Planning File No. 216-17-MAJ:** A public hearing of the Major Site Plan Application for the Transit Center Building and associated improvements, located at 1010 Meadow Drive / Lot 1, Summit Stage Transit Center. Applicant: Summit County Board of County Commissioners

Commissioner Lederer noted that he works for Summit County but has no involvement with the project being heard. Commissioner Stabile asked if anyone had any objection with Commissioner Lederer's involvement. The Planning Commissioners unanimously responded with no objections.

Planner Katie Kent presented an overview of the staff report noting that the transit oriented facility and use is permitted within the Commercial Oriented Zoning District. Kent noted that the project entails demolishing the existing Transit Center and construction of a new 3,525 sq. ft. building and site amenities including a separate shuttle lot and two accesses for busses and private shuttles. The parking is proposed to be resurfaced and hydronic snowmelt system used for a portion of the property. Kent referenced that since the sketch plan review in October 2017, the applicant has modified the building articulation and ridge designs to come into conformance with the UDC. Additionally, the applicant has added one parking space to allow for closer shuttle passenger pick-up and drop-off. Kent noted that the application complies with the Community Plan and UDC including in reference to floor area ratio, setbacks, building height, roof mounted solar energy facilities, non-residential development standards. Kent reminded the Commission that signs are not being reviewed under this proposal; signage will require a separate application to the Planning Division.

Staff requested Commissioners comment on the proposed number of parking spaces and landscaping since both shall be determined by the Planning Commission. With regards to access, the applicant is proposing Station Road for busses and private shuttles, not the general public. The proposed Transit Drive will be for busses only. Although private, they will still be required to meet the Town of Frisco Street Design and Access Criteria. Kent noted that various paved pathway connections are provided for pedestrian circulation and the County has noted

they will be responsible for maintenance of all sidewalks, plazas and public areas associated with the Transit Center within the property boundary.

Kent noted that the Town Engineer stated that erosion control details need to be finalized. The applicant has acknowledged this and Staff has added a special condition in reference to erosion control. Kent stated that Staff recommends approval of the application with the suggested findings and conditions as stated in the Staff Report.

Commission questions for staff included:

- Is this project being reviewed under the old code or UDC?
- Clarification if Transit Drive goes all the way through with two access points?
- What is the construction phasing plan and timing process?
- Is the parking surface area getting bigger?
- How many bicycle stalls exist today?
- Is the south elevation articulation now in compliance?

Staff responded to Commissioner questions including that the project is being reviewed under the UDC and the south articulation is now in compliance with the UDC. Kent noted that the applicant should address the remaining questions during their presentation.

Applicant, Rhonda Bell, Stantec Planner, introduced others on team including: Curtis Garner, Summit County Transit Director; Dale Stein, Summit County Public Works Capital Projects Manager; Kate Berg, Summit County Senior Planner; Bentley Henderson, Summit County Assistant Manager; and Tom Gosiorowski, Summit County Public Works Director. Bell provided a review of the Transit Center Master Plan and shuttle operations. Bell noted that changes have been made since Sketch Plan to make the building more iconic and add the parking space near the shuttle lot. The Transit Center is proposed to have twenty-four hour restrooms accessible to the outside. Vehicular, pedestrian, and bike circulation were described. The waiting area was made larger on the west side in response to Commissioner comments at sketch plan review. An information desk was added in case a decision to staff the building was desired at a later date. Bell presented renderings, described elevations, and distributed material/color samples. Bell noted that the applicant was unaware of how many existing bicycle spaces were on the property.

Commission questions for the Applicant included:

- Why a snowmelt system? Applicant responded that due to drainage and the saw tooth configuration of the bus parking plaza design, that plowing would cause damage. The County decided to analyze snowmelt noting that they are presently reevaluating the snowmelt with how it might move forward.
- Why didn't they make the bus shelters larger? Applicant responded that most riders will wait indoors and it saves on heating.
- Wasn't there originally supposed to be a concessionaire in the building? Applicant responded that the County has found concessionaires in public buildings to not be successful as of date.
- What is the timeline for the project? Applicant stated that they hoped to improve the site, including drainage, and make more usable during the first phase in 2019. The second phase, the building, would be in 2020.
- Where will the busses go while site under construction? Applicant noted that the busses will need to continue to operate out of the site during construction.
- Are the building hours open the same as the Summit Stage Bus schedule? Applicant responded that the building will likely close at 10 p.m. and stated that there is not a great deal of late-night ridership making connections out of Frisco and so they do not foresee this to be an issue.

- Would the snowmelt system be on the North side for handicap accessibility? Applicant responded yes, also accessible parking spaces are heated.
- Are there any outdoor clocks? Applicant responded that each bus bay will have an electronic sign with a digital clock.
- What kind of flooring is being used inside the building? Applicant responded they are unsure at this time but plans state carpet.
- Having a 24-hour restroom, was there thought put toward the homeless situation in that area and how to deal with this issue? Applicant replied that Frisco Police was consulted and in response, windows were incorporated into the design for visibility and the inside configuration being one big open space.
- Any thought to video cameras? Applicant replied yes, and they already use.
- Any thought given to not letting Station Road go all the way through? Perhaps run busses through L-shape? Applicant replied they had thought about it and the intent is for Summit Stage to use Station Road exclusively to minimize bus traffic on Basecamp Way.
- Clarification on why two parking spaces are not proposed on Basecamp Road? Applicant replied not feasible due to detention pond grading and the cost to relocate a pipeline.
- Is there intent to put in electronic gates to keep cars out of shuttle lot? Applicant replied not at this point but gates could be added in the future if there becomes a problem.
- What is the plan for high speed rail coming into the mountains? Applicant replied that currently Silverthorne is being discussed as a depot and that Frisco lacked area and public property to get near Transit Station.
- Accessibility – would like to see more snowmelt as it is a positive for disabled. Applicant replied that the applicant is conscious of realistic snow removal and lack of sidewalk snowplowing equipment and that they will be exploring a balance for responsible emissions along with a safe facility for users and may propose additional PV.
- How will greenhouse users access the site from the parking lot; a footpath should be provided. Applicant responded they will work with the Civil Engineer to address this and that use of the existing bike path to greenhouse is a possibility.
- Where do the downspouts go from roof drain? Applicant described the drainage including that the downspouts would go underground to the detention pond.
- Why wasn't the use of islands considered for structural systems? Applicant responded that since there are good soils, they think their drainage is acceptable without incorporating parking islands.
- Is there irrigation proposed? Applicant responded that the planters will be irrigated and the County will be water conscious utilizing meters.
- Has the applicant considered using a silt fence for erosion control? Applicant replied that they will use other measures that are more effective.
- Concern was expressed with the north elevation; are those white doors? They are not white doors but are steel and must be large for accessing utility equipment. Discussion ensued between Commission and applicant that the façade should be softened a bit more whether by landscaping, adding high windows or sprucing up the large utility doors.
- Pedestrian and bicycle circulation lanes are for both, correct? Applicant replied yes, with a large width to minimize conflicts.
- Will signage be provided to deter bikers or require them to dismount? Gosiorowski replied they will look into signage for this concern but there are always enforcement issues.
- Verification on funding for the project? Applicant replied that they have had grant money for the design and decided to move forward with the dollars they do have rather than wait until all money has been secured.

Public comments:

- There were no public comments.

Commissioner discussion included:

- Supportive of the project and appreciation was given for modifications made since sketch plan.
- Keep green infrastructure in mind and provide access to greenhouses.
- Great project, encourage continuing to work with Frisco Station to obtain pedestrian connection, appreciate accessibility and solar use.
- Landscaping and number of parking spaces seem functional.
- Would like to see sidewalks line up better to the east of the proposed structure.
- The project has come a long way but signage will be critical.
- Support the building design but would like to see north elevation modified.
- Bicycle parking is important and should as much as possible should be added.

WITH RESPECT TO FILE NO. 216-17-MAJ, COMMISSIONER LEDERER MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE OCTOBER 18, 2018, STAFF REPORT BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY APPROVES THE REQUEST FOR A MAJOR SITE PLAN APPLICATION TRANSIT CENTER BUILDING AND ASSOCIATED IMPROVEMENTS, LOCATED AT 1010 MEADOW DRIVE / LOT 1, SUMMIT STAGE TRANSIT CENTER. APPLICANT: SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS.

SECONDED BY FRANKEN

Vote:

FRANKEN	YEA
HELD	YEA
LEDERER	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
WITHROW	YEA

MOTION CARRIED

Staff and Commissioner Updates:

1. As part of the Community Plan process, there will be a public open house on November 7, 2018 from 5-6:30 p.m. at the Frisco Day Lodge to receive public input on parks.

Adjournment:

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Skupien and was unanimous. The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Cheryl Mattka, Community Development Department