

**From:** [Tim Colton](#)  
**To:** [Heth, Emma](#)  
**Subject:** Comments re: MAJ-25-0003 Remodel of 1st Bank to McDonalds restaurant  
**Date:** Thursday, April 17, 2025 12:50:51 AM  
**Attachments:** [Issues with the proposed McDonalds restaurant.pdf](#)

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Hi Emma,

I am the President of the Drake Landing HOA. I have had numerous calls and emails from residents concerned about the proposed remodel of the former 1st Bank building into a McDonalds restaurant. I have summarized a number of the concerns in the attached document. I know that the meeting materials were distributed to the commissioners last week. But I've been receiving a lot of complaints this week. Is it possible to provide the attached document to the commissioners for their review?

Thanks,  
Tim Colton  
President  
Drake Landing Homeowner's Association

## **Issues with the proposed McDonalds restaurant**

### **Traffic**

The traffic study refers to the “commercial” business on the Drake Landing side of Ten Mile Drive. Those commercial units are the lower floor of the two buildings. The upper floor units are residential units. The McDonalds would therefore be across the street from personal residences. This section of Ten Mile Drive should be thought of as a neighborhood street, not an entirely commercial road.

The traffic study indicates that there would be a 365% increase in traffic on Ten Mile Drive. Already there are issues with near-misses at the two-way stop at Ten Mile Drive and Lakepoint Drive.

The traffic study is based on study periods in October and January. October is one of the slowest months during the year, commonly known as the shoulder season. Traffic volumes during the Christmas-New Years period, March Spring Break season and the summer months are much higher than October. Late January is also not a representative time period. The ski areas know that late January is a slow time in terms of skier visits.

The traffic study also used weekday morning, afternoon and Saturday afternoon study periods. Long-term residents of the county know that the busiest times in terms of traffic, are Friday afternoon/evening, Saturday morning, and Sundays from late morning until early evening. It is during these times that the gridlock situations in Summit County have occurred. This means that the traffic volume estimates in the traffic study are likely to be serious underestimates.

The proposed site plan calls for snow storage on the northwest corner of the Ten Mile Drive and Lakepoint Drive intersection. This will make it very difficult for drivers southbound on Ten Mile Drive to see vehicles approaching from the west on Lakepoint Drive. Since those vehicles do not have a stop sign, the potential for accidents will increase dramatically.

The Summit Stage buses turn off of Summit Blvd on to Lakepoint Drive, then turn north on Lakepoint Drive. Customers exiting the McDonalds will not expect such a large vehicle to turn without stopping at what they assume is a four-way stop.

### **Restaurant Hours vs. bank hours**

Bank was open 9 a.m. to 5:00 p.m. The Silverthorne McDonalds is open from 5:00 A.M. to 11:00 p.m. It will dramatically impact those residential owners if a restaurant directly across from their units, is open 18 hours a day.

**Parking concerns** - The parking spaces on the east side of Ten Mile Drive are located on Drake Landing property. They are for the use of the customers of the commercial owners in Drake Landing. The plowing, striping, and maintenance of the spaces is the responsibility of the Drake Landing HOA, per the Town of Frisco streets department. We are very concerned that McDonalds customers will use those spaces. For example, someone towing a trailer is more likely to park in those spaces rather than attempt to drive through the McDonalds lot. We are also concerned that large trucks delivering supplies to McDonalds will park on Ten Mile Drive or in the Drake Landing parking spaces.

### **Cooking Odors**

The prevailing winds come from the west, sweeping out of Ten Mile canyon and down from Buffalo Mountain. The vented cooking odors will be directly across the street from residential units. Because the residential units are on the second floor of the buildings, at the approximate height of the roof vents on the proposed McDonalds restaurant, the odors will directly impact the residents.

### **Fast Food Overload**

Currently there is are a Taco Bell, Wendy's, Starbucks and KFC on the east side of Summit Blvd. The distance from the Taco Bell to KFC is 1300 feet. The proposed McDonalds would be a fifth drive-through, fast food restaurant in that 1300 foot stretch of road. Is it reasonable to concentrate so many fast food restaurants in such a small area? This has an outsized impact on the surrounding neighborhood.

Tim Colton  
President  
Drake Landing Homeowners Association

**From:** [Debbie Dodd](#)  
**To:** [Heth, Emma](#)  
**Cc:** [Steve Dodd](#)  
**Subject:** McDonald's application  
**Date:** Thursday, April 17, 2025 12:42:05 PM

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Hi Emma,

I left you a voicemail, but wanted to follow up in writing. We own a condo 965 N. Ten Mile RD directly across from the bank. We are opposed to a McDonald's going into that location. Our balcony faces the bank. We are concerned about the smell, lights, garbage, noise and hours of operation.

Let me know what else I can do to oppose this permit.

Kindly,

Debbie Dodd

Personal Trainer

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