TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

March 1, 2023

Members Present:	Staff Present:
Brian Marshack, Chair	Dave Shinneman
Matthew Dube, Vice Chair	Sara Nester
Jim Gustafson	Virginia Baker
Stan Clauson	Greg LeBlanc
David Seglin	Clint Kinney
Doug Faurer	Betsy Crum
Elese Denis	Brian McNellis
	Sam Guarino
Members Absent:	Others Present:
	Alex Jauch
	Jay Shumaker
	Bob Sirkus

Call to order: The meeting was called to order at 4:02 p.m. by Brian Marshack, Chairman.

Item 1: Approval of February 15, 2023, Meeting Minutes:
The Minutes from the 2/15/2023 meeting were brought up for approval. Matthew Dube, Vice Chair, made a motion to approve, second by Jim Gustafson and approved unanimously.

Item 2: Transit Center Special Review - Continued:
Dave Shinneman, Community Development Director, provided an overview of the changes made to the plans to address the Planning Commissions requests. Dave also said this is the 7th meeting on this item.

Dave encouraged a move to approve or deny at this juncture. Staff has provided a draft resolution based upon the conditions discussed at previous meetings and will assist in modifying the resolution as needed. He then asked the applicant to provide any additional comments.

Clint Kinney, Town Manager, addressed there may have been outside discussions on this item. Jim Gustafson ("Gus") assured nothing new was discussed outside of these meetings. Gus said he never spoke to a reporter.

Clint reread parts of the news article. Gus denied he ever had any such discussions. Clint was satisfied with Gus' explanation. Gus then went onto to explain he has had a conversation with someone at (Snowmass) Rotary that was not out of line.

Sam Guarino, Director of Transportation, defended the project and stated it's a worthy project and they have tried to address all questions and concerns of the Commission.

Brian Marshack, Chairman, encouraged the other Commissioners to ask any remaining questions. Brian, Chair, offered Doug Faurer to speak since he was not at the last meeting.

Gus asked to address the efficiency of the parking in the garage. Clint asked was this a condition. Stan asked about the wall height. Dave responded to him. Dave specified these items can be made a part of the Resolution.

Matthew Dube, Vice Chair, referenced public comments from the Pokolodi Lodge regarding some loss of parking spaces, excess noise, lighting, and traffic safety. He asked if the applicant were addressing said concerns in the letter from the Pokolodi Lodge. Clint responded he was surprised by the letter and addressed the concerns. The revised plans show revisions made to address architecture, traffic, and lighting concerns.
Matthew continued to discuss the left turn into the garage, and potential back up of buses. Clint said traffic engineer studies said not an issue.

Brian, Chair, asked how recently the traffic studies were done and if their validity changes over time. Dave said he felt they were relevant, but the Commission could recommend more studies.

David Seglin expressed concern with points the public raised, expressed concern about the spirit of the project and how this impacts the spirit of the code. Gus challenged the safety of a million rides annually, walking around on the platforms. Brian asked if the transit center would bring more people in. Sam said the project will meet capacity and increased the number of bus trips.

Before Brain, Chair, opened the meeting to public, he specified he wanted only new comments from the public.

Retired Councilmen Bob Sirkus said he has concerns regarding the mass and scale of the project and traffic flow on Daly Lane. He said current design does not satisfy community character. He fears it will be a big piece of concrete and change the view of the Mall from Carriage Way. Per Bob, 450 riders an hour for a million rides a year, creates two issues. The first is the center island requires people to walk across the street, raising issues of safety. The second concern is the center island is of a fixed size is there for eternity, no room to expand for future. The island itself is a constraint for growth. He suggested RFTA and Town buses go on separate levels. He also suggested the construction time be reduced. Bob recommended denial of the current recommendation and to visit a 2-level concept.

Jay Shumaker was next to address the Commission. Jay referenced Bob's presentation of an overload. Jay mentioned his most recent letter and expressed the idea of using the RFTA lot. Brain said RFTA could investigate this. Brian asked for Jay's input on the current proposed plan only. Jay suggested another person from San Diego to discuss with.

Brian, Chair, asked to go through conditions.

Stan began by asking about the number of bus bays.

Clint responded regarding the numbers of bus bays, and they are the correct on the plan.

Brian, Chair, spoke regarding the bay size and so did Alex, Town Consultant, over audio. Clint said they have addressed many questions and concerns and revised the landscaping and parking lot. Gus said that there needs to be other alternatives for parking. Clint assured him the Town will continue to discuss these concerns.

Brian, Chair, asked before we go to a vote, lets discuss conditions.

Dave said that if the Planning Commission wish to recommend denial, then they should provide findings.

Doug said let's discuss conditions. Gus said the substantial safety concern warrants a denial.

Dave explained options regarding approval with conditions or denial with findings.

Stan made a motion to approve with conditions. (There was not second, therefore the motion did not move forward.)

Gus made motion to deny and seconded by Doug.

Dave suggested the Planning Commission to discuss findings of denial.

Elese Denis said she was uncomfortable with the proposed plan. She takes issue with walkability and mixed use; she struggles to find area where the plan addresses this.

Brian, Chair, said this is the time to discuss.

Doug said the transit experience needs to be improved. His concern is cost. Clint said cost was not a special review criteria. Doug also felt pedestrian safety is problematic at present and the length of construction, 27 to 45 months is a disruption to the area.

Clint said the Town's studies have said it was safe. Doug held he does not think it is safe.

Gus addressed his concerns of the length of construction as well. Clint said that duration is allowing for the peak season accommodation.

Gus continued discussion on the construction timing, reducing the platform size and scale, he wants to create an iconic arrival. Dave asked to clarify, is this a reason to deny, or a way to improve the plan?
Gus said that hotels and condos are being required to have more shuttles and therefor the mall area should accommodate them.

Clint addressed concerns regarding the length of construction, shuttle bus service, visual impact, and safety.

Stan Clauson does not support the motion to deny. He does not agree there are adverse impacts. Stan mentioned people crossing in front of buses is similar to other transit centers that successfully operate. The current accessibility to the mall in the current situation is not good either per Stan.

Matt said the proposal does meet the objective of the project in the right location. His reservation is the scale, the mass, the pedestrian crossings, and the parking deck below.

David Seglin said need to be other incentives to encourage taking the bus.

Dave asked if that he could go through the proposal findings. Dave explained various iterations of the plan were presented, light and visual impact were reduced. He said on site visits there, he and team have seen many private cars going into bus area. This plan alleviates this problem. Potential private shuttle service can be enhanced. Regarding the left turns, all 13 parking lots allow for left turns. Regarding the view and access to the mall, the plan improves this.

Brian, Chair, then spoke. This project has kept him up at night. He has visited other nearby cities. He said not a fan due to size, transforms this resort town to an urban feel. No sidewalks on road, takes away from friendlessness, creates safety issue, no setback from road. He mentioned about redeveloping the mall. There could be a 10-year construction cycle, as the mall will have to be redone eventually.

Scale and mass won't support unless there is more setback.
Dave restated the eight findings for denial to be included in the Resolution.

1. The project size is inconsistent with the Towns Comprehensive Plan framework of "Just Big Enough" or other aspects of the character of development.

2. Concerns with the lack of pedestrian safety with the central platform. Pedestrians must cross in front of buses.

3. Concern with the negative impact of the construction (time) on the town and the mall.

4. Concern with the negative visual impact on the surrounding area. The project is too big in scale and mass.

5. The parking garage is not a welcoming arrival to Snowmass Village for guests.

6. The project should be done in conjunction with the redevelopment of the mall in order to improve compatibility.

7. Concerns with the pedestrian safety on the public roads around the garage. Lack of adequate setbacks and landscaping in these areas.

8. Concerns with the parking arrangement in the garage and concerns for access and maneuverability in and around the garage makes for an unsafe driving and pedestrian experience.

Gus made a motion to accept the eight findings and to include them in the resolution recommending denial of the Transit Center Special Review application to the Town Council as an amendment to his motion to deny. Doug seconded.

Vote:

Brian Marshack, Chair – yes
Matthew Dube, Vice Chair – yes
Jim Gustafson – yes
Stan Clauson – no
David Seglin – yes
Doug Faurer – yes
Elese Denis – yes

The amendment to the denial motion to add the eight findings was approved, six in favor and one against.

Chairman Marshack thanked staff and the applicant. He called for a vote on the original motion to deny with the eight findings.

Stan encouraged the Planning Commission members to vote against denial.

A roll call vote was again taken, and the motion was approved by a vote of 6-1 with Commissioner Clausen voting against denial.

Clint said no project will meet all of criteria listed by the Commission.

<u>Item 3: Community Development Director Updates:</u>

- Dave Shinneman said next meeting is March 15, 2023.
- The Planning Commission will discuss ADUs.

The meeting was adjourned at 5:55 P.M.