

Item H.



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Amador County

JAN 15 2016

PLANNING DEPARTMENT

January 11, 2016

Mr. Chuck Beatty
Amador County Planning Department
810 Court Street
Jackson, CA 95642

Dear Chuck,

TIMBER CREEK SPRUNG STRUCTURE USE PERMIT AMENDMENT, UP-11: 1-4

Kirkwood Mountain Resort is pleased to submit for your review the following information as required in the 2011 use permit amendment approval for the Timber Creek Sprung Tent Structure Use Permit Amendment dated 5/10/2011. Kirkwood hereby requests consideration and approval of the 5-year extension through June 13, 2021 as identified in Condition 6a. of the Use Permit Amendment.

Thank you for your assistance. Please let me know if you have questions or need additional information regarding this matter.

Sincerely,



Casey Blann

Casey Blann
Vice President & General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
209-258-7202
www.kirkwood.com



Timber Creek Proposed Development Plan

January 11, 2016

Existing Facilities

The existing Timber Creek Base Area consists of three separate buildings which provide for Ski School, Rental/Retail and Food and Beverage Operations. The layout is functional in its design while providing for the basic needs of our guests. Challenges do arise from the pedestrian access from Kirkwood Meadows Drive and Loop Road parking lots along with the snow removal requirements around the three buildings.

Proposed Facilities

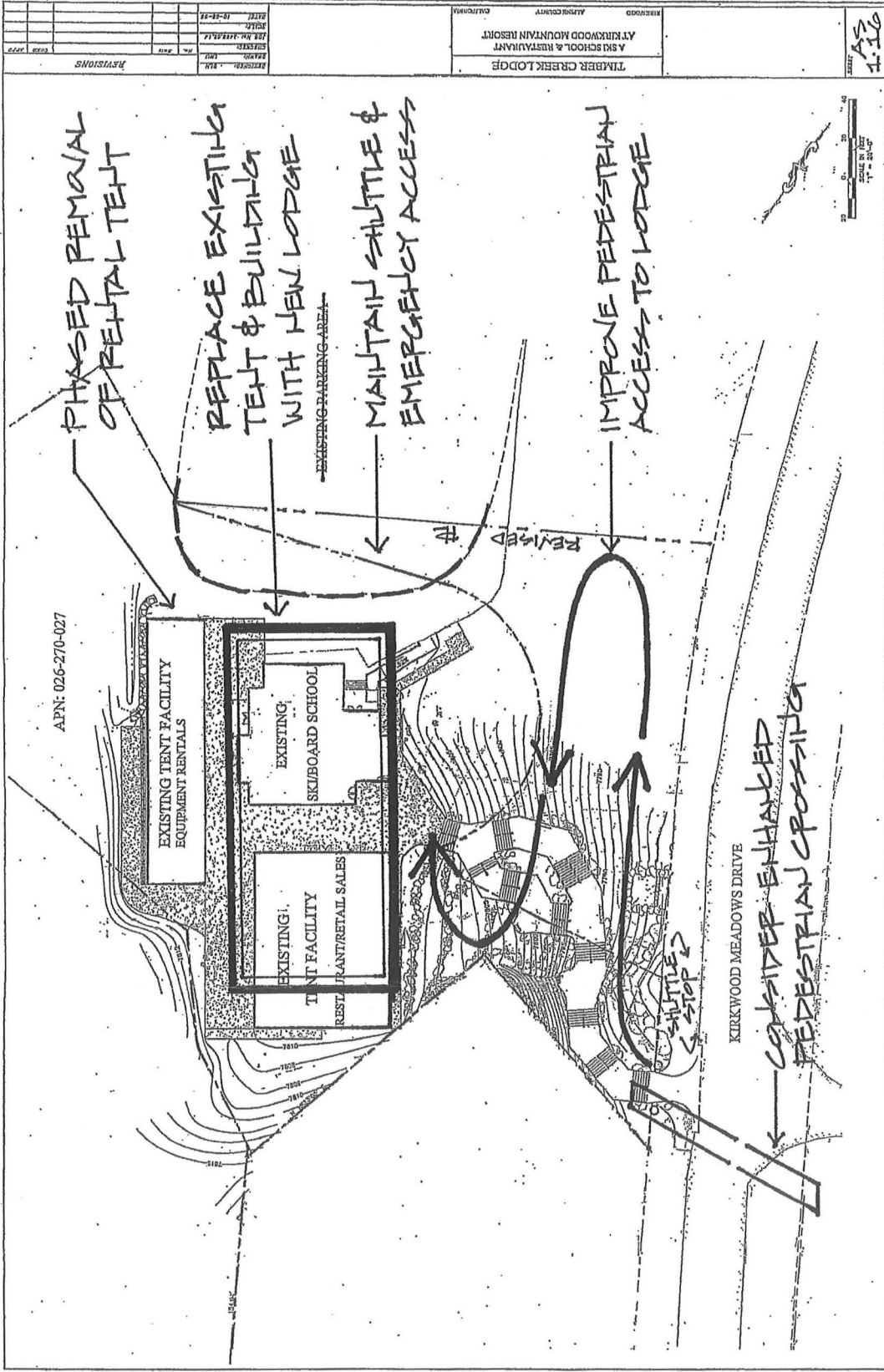
The proposed development plan will include one lodge building to provide for all of the needs and uses currently provided by the existing combination of the Sprung Structures and Mighty Mountain/Children's Ski School Building. As shown on the site plan, the lodge will be sited in the area of the Food and Beverage Facility and the Mighty Mountain Building.

The associated implementation schedule will require flexibility as recent seasons of below average snowfall have affected the volume of guests in this area. Up to this point, we have not been able to accurately gauge the usage of this area; which we will need to determine through actual business volumes in future seasons. Based on the availability of funding and the large capital costs, Kirkwood may need to be implement improvements in a phased approach by building a portion of the new structure while keeping the Rental/Retail facility as it exists today.

Ingress/Egress

The construction of new real estate residences by Kirkwood Capital Partners in adjacent parcel that was formerly the Timber Creek Parking Lot, has significantly altered circulation and access patterns to the site. This has resulted in a limited drop-off area for resort shuttles along with required ADA spaces and emergency access. No other parking is proposed in this area.

One of the largest challenges with the Timber Creek site is access from Kirkwood Meadows Drive. Currently, stairs and walkways have to be navigated by guests in ski equipment and the resulting snow maintenance issues are significant. Due to this limitation and the need to safely and efficiently allow guest access, Kirkwood proposes to create an improved ramped walkway from Kirkwood Meadows Drive to the lodge. Additionally, an underground pedestrian tunnel will be considered to enhance access across this busy intersection.



TIMBER CREEK DEVELOPMENT PLAN