

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, June 11, 2021

10:00 A.M.

Join Zoom Meeting:

<https://zoom.us/j/97829904437?pwd=cmpBb21VbWg0VlBVdjZra0RQdzBWZz09>

Dial by phone: 669 900 9128

Meeting ID: 978 2990 4437

Passcode: 925748

For further information on any of the agenda items, please contact El Dorado County Planning and Building Department at (530) 573-7905. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: May 14, 2021
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Review and possible approval of a proposed replacement parking lot for the parking that is currently located north of Timber Creek Lodge; Kirkwood Ski Area, Kirkwood, CA; Applicant: Joint project proposal from Kirkwood Mountain Development, LLC (KMD), who will construct the parking lot and Vail Resorts aka Kirkwood Mountain Resort (KMR), who will maintain and operate the parking lot.

- G. Adjourn

MINUTES

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, May 14, 2021

10:00 A.M.

VIRTUAL MEETING

Meeting link: <https://zoom.us/j/94171617000>

Meeting ID: 941 7161 7000

Call in phone number: +1 669 900 9128

A. Call to Order:

The meeting was called to order by Brendan Ferry at 10:03 am. Members present were: El Dorado County, Brendan Ferry; Alpine County, Zach Wood; Amador County, Chuck Beatty.

B. Approval of Agenda:

On a motion by Chuck Beatty and second by Zach Wood the agenda was approved as published.

Roll call vote: Brendan Ferry: Aye; Zach Wood: Aye; Chuck Beatty: Aye.

C. Correspondence: None.

D. Minutes: April 9, 2021

On a motion by Zach Wood and a second by Brendan Ferry, the minutes from April 9, 2021 were approved. Chuck Beatty abstained from the vote.

Roll call vote: Brendan Ferry: Aye; Zach Wood: Aye; Chuck Beatty: Abstain.

E. Public Matters not on the Agenda: None.

F. Agenda Items:

ITEM 1: Review and possible approval of a hazard tree removal permit; Kirkwood Ski Area, Kirkwood, CA; Applicant: Kirkwood Mountain Resort

Brendan Ferry introduced the item and Mike Niccoli - senior snow surface manager at Kirkwood discussed the project. Mike stated that the trees that were removed were in a hazardous condition that presented danger to life and property. The trees were removed over snow to eliminate soil disturbance.

Zach asked about the process for hazard trees under the SUP and if the resort coordinated with El Dorado, or if this was seasonal maintenance.

Mike stated that it was routine maintenance and hazard tree removal and that they did work with Chris Saylor on looking at the trees.

Zach asked what was done with trees when they're cut.

Mike said the trees are skidded down to the bottom of the hill and then put in a log deck in maintenance area. They are used as firewood, and branches are chipped or cut and scattered. They can chip a branch up to 6".

Zach asked if the resort had lots of windfall.

Mike said they did have a few trees that fell throughout the season.

Brendan asked a process question about where this goes after tri-tac?
The members clarified that after tri-tac, the meeting minutes memorialize approval.

After the discussion, Tri-TAC members agreed that the hazard trees identified warranted removal.

On a motion by Chuck Beatty and a second by Zach Wood, the Committee recommended approval of the hazard tree removal permit.

Roll call vote: Brendan Ferry: Aye; Zach Wood: Aye; Chuck Beatty: Aye.

G. Adjournment: The meeting was adjourned at 10:17. The next regularly scheduled meeting is June 11, 2021, at 10:00 am.



June 3, 2021

Mr. Chuck Beatty, Amador County
Mr. Brendan Ferry, El Dorado County
Ms. Candace Stowell, Alpine County

Via email: cbeatty@amadorgov.org; brendan.ferry@edcgov.us; cstowell@alpinecountyca.gov

Re: Kirkwood Vehicle Shop Replacement Parking Lot

Dear Chuck and TC-TAC Members:

Enclosed please find our proposed schematic layout and grading plan for the proposed replacement parking lot for the parking that is currently located north of Timber Creek Lodge.

This is a joint project proposal from Kirkwood Mountain Development, LLC (KMD), who will construct the parking lot and Vail Resorts aka Kirkwood Mountain Resort (KMR), who will maintain and operate the parking lot.

It is important for TC-TAC to note that this is like-kind replacement parking, similar to the existing Timber Creek parking lot it replaces, and other resort guest parking lots throughout Kirkwood. And KMR will staff this lot, like it does its other resort guest parking to maximize efficiency and minimize any operational issues.

KMD and KMR have spent the last year considering various parking lot configurations that would optimize parking, circulation and snow removal efficiency, minimize the impact to existing trees, provide adequate buffering and drainage and be in close proximity for resort guests to the public arrival staircase to the Timber Creek Lodge. The enclosed plan is the configuration and grading plan that the parties have concluded best achieves these objectives.

This parking plan features the following community and resort benefits:

1. It replaces the 106 total required replacement spaces (as agreed to by the parties) with 126 total replacement spaces (and 112 net new spaces after accounting for the employee/vehicle shop spaces impacted by the new lot). This allows an increase of between 6 and 20 total spaces for resort guests (depending on how Vail allocates their shop employee spaces). Plus, KMD will work with KMR to allow them to continue to park resort guest vehicles on the portions of the existing Timber Creek parking lot that are not yet needed for construction of Timber Creek Townhomes, which will provide significant additional interim resort guest parking, that hopefully will be replaced with additional guest parking spaces that KMR and KMD are investigating elsewhere in the valley.
2. It retains and formalizes the 35 total parking spaces on the eastern portion of Kirkwood Meadows Drive, for a total of 161 resort guest parking spaces...all in close proximity to the public arrival staircase to Timber Creek Lodge and the Timber Creek guest shuttle stop.
3. It provides a one-way vehicular traffic flow for resort guests that will improve parking management for Vail staff members as arriving guests will turn right off Kirkwood Meadows Drive into a one-way "entry-only" access at the south end of the proposed parking lot and then



have multiple exit points at the north end of the lot onto Loop Road when they leave at the end of their ski day.

4. It provides for ample snow storage for the parking lot surface area (12,070 sf provided vs. 11,930 sf required) to the south of the parking lot.
5. It provides for a french-drain pipe along the toe of the slope adjoining the rear of the vehicle shop, and a new gravel area with positive drainage to this french-drain to address the historic groundwater intrusion that has impacted the vehicle shop building from time to time.
6. It provides two landscape buffers, one along the eastern perimeter (slope) near the vehicle shop and one along a berm along the western perimeter of the lot that will be planted with multiple evergreen trees to provided screening of the lot and vehicle shop from Kirkwood Meadows Drive.
7. It provides a continuous 2-3% cross-slope gravel surface for the parking area proper with 9'x18' parking spaces and 22' drive aisles. These dimensions and the rectilinear shape of the lot are improvements over the existing dimensions of spaces and aisles in the existing manned Timber Creek parking lot. This lot can also be easily manned during ski operations to ensure that cars are parked efficiently within the spaces designated.

Given the parcel where this proposed replacement parking is located is already zoned S-P (Service Parking) and that the parking lot is consistent with this zoning, we understand no land use approval is needed. However, we also understand TC-TAC's site plan review/approval is required as part of our submitting construction drawings to Amador County for their review and subsequent issuance of the necessary grading permit for the proposed parking lot.

Our request would be that you include this proposal on your June 11th TC-TAC meeting agenda. And our hope would be to work with TC-TAC and Amador County so that we can be in a position to construct this replacement parking early this fall (September 1- October 15). We would appreciate any assistance and guidance you can provide in helping us expedite review/approval through TC-TAC and Amador County.

Please let Matt, Greg, Nate or I know if there is anything else TC-TAC requires to process/provide site plan review approval of this proposed parking lot.

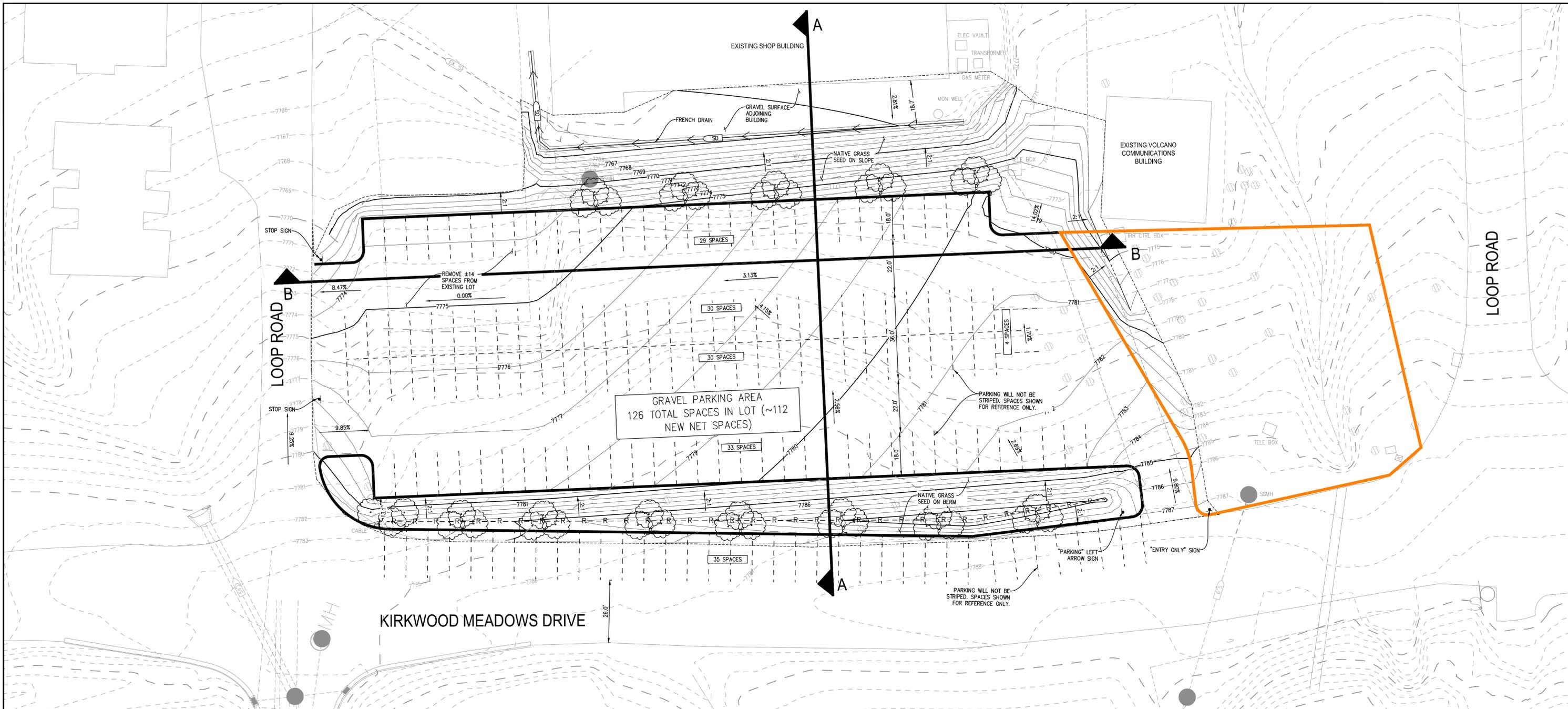
We appreciate your consideration of this proposal and stand ready to do what we can so that KMR can have the replacement/additional parking available to them for the coming winter season.

Sincerely,

A handwritten signature in black ink that reads 'Gary S. Derck'.

Gary S. Derck, CEO
Kirkwood Mountain Development, LLC
Martin Point, LLC
(970) 759-1524
gderck@durangomountain.com

xc: Matt Jones, Gregory Kiskinen, Nate Whaley, Lyndon Ludford



LEGEND

- 7114 EXISTING CONTOUR
- 7114 PROPOSED CONTOUR
- GRADING LIMITS
- POTENTIAL SNOW STORAGE AREA
- TOP OF 2:1 SLOPE
- APPROXIMATE EX. TREE LOCATION
- PROPOSED TREE LOCATION

DESIGN SUMMARY

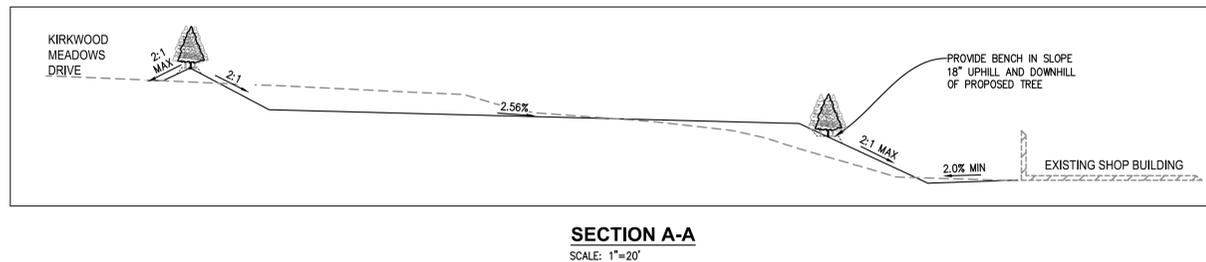
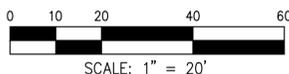
STANDARD PARKING STALLS
 9' WIDE x 18'
 DRIVE AISLES
 90' STALLS ONE-WAY: 22' WIDE
 90' STALLS TWO-WAY: 22' WIDE

PARKING SUMMARY

TOTAL PARKING
 126 PARKING STALLS
 112 NET NEW STALLS
 OFF-STREET PARKING
 35 TOTAL PARKING STALLS

EARTH WORK SUMMARY

3,170 C.Y. (CUT)
 2,510 C.Y. (FILL)
 TOTAL EARTH MOVED = 5,680 C.Y.
 NET EARTH WORK = 760 C.Y. (CUT)



SNOW STORAGE SUMMARY		
NEW PAVEMENT AREA	SNOW STORAGE REQUIRED*	SNOW STORAGE PROVIDED
39,750 SF	11,930 SF	12,070 SF

*30% OF NEW PAVEMENT AREA PER APPENDIX 4 OF 2003 KIRKWOOD SPECIFIC PLAN

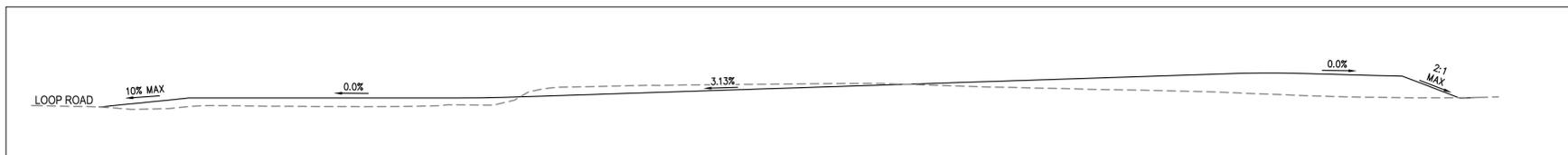


EXHIBIT KIRKWOOD REPLACEMENT PARKING LAYOUT