

AGENDA
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, June 9, 2023 10:00 A.M.

KMPUD Community Services Building
33540 Loop Road, Kirkwood, CA

Join Zoom Meeting:

<https://us06web.zoom.us/j/89227641338?pwd=cVZyOTIRbnhTZHNubXFEZ2pHY3VSQT09>

Dial by phone: 1 720 707 2699

Meeting ID: 892 2764 1338

Passcode: 629816

For further information on any of the agenda items please contact the Alpine County Community Development Department at (530) 694-2140 or email sbooth@alpinecountyca.gov. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 54956.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: April 14, 2023
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:
 - ITEM 1: Discussion and presentation by Kirkwood Mountain Resort on the development of the Timber Creek base area, in compliance with requirements of the approved Conditional Use Permit.
 - ITEM 2: Discussion regarding safety concerns with customer-owned propane piping noted by KMPUD and the Kirkwood Fire Department and possible action that may be taken by the TRI-TAC to address the issues, including local ordinance amendments or amendments to the Kirkwood Specific Plan.
- G. Adjournment until the next regularly scheduled meeting July 14, 2023.

SUMMARY MINUTES

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, April 14, 2023 10:00 A.M.

**KMPUD Community Services Building
33540 Loop Road, Kirkwood, CA**

A. Call to Order

The meeting was called to order by Sam Booth at 10:08 am. Mr. Booth noted that Chuck Beatty from Amador County was in attendance and that Brendan Ferry with El Dorado County was not in attendance.

B. Approve Agenda

Chuck Beatty made a motion to approve the agenda which was seconded by Sam Booth. Approved 2-0.

C. Correspondence

Mr. Booth noted that correspondence was received from Erik Christeson from KMPUD regarding some issues encountered at Kirkwood during the winter and including a request to place an item on next month's agenda for the committee to look at potential hazards related to customer owned propane piping mounted on the exterior of buildings and some issues that the utility district and fire department have noticed specifically related to propane leaks. Copies of the correspondence were received after the publication of the agenda but made available for the public at the hearing (see attached).

D. Minutes: December 9, 2022

December 9, 2022 minutes were approved with a motion from Chuck Beatty and a second from Sam Booth.

E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items

No public comment was made.

F. Agenda Items:

ITEM 1: Discussion and possible action regarding a request for a variance to reduce

the front setback from 25 feet to 5 feet, for a proposed detached garage. The applicant is Gary Sargent. The site is located at 33829 Freemont Rd. in Amador County. APN 026-173-005.

Sam Booth introduced the item. The applicant was not present to discuss the item further, therefore Chuck Beatty described the project.

Erik Christeson from KMPUD described the utility district's concerns with a reduction in front setbacks for properties fronting roads maintained by KMPUD for snow removal due to the need for front yard snow storage. Mr. Christeson described that if variances were approved on properties that loss of snow storage could become enough of a concern that KMPUD would have to abandon certain contracts for snow removal.

Rick Ansel, Kirkwood Fire Chief spoke and agreed with concerns about snow storage and access to properties during high snow seasons.

The committee members discussed the site plan and layout of the proposed garage. The members discussed whether a different design could preserve snow storage. Chuck Beatty noted that there could be potential for the garage to be pushed back further on the lot, but that it would require more grading.

Chuck Beatty made a motion to move the variance forward to the Amador County Planning Commission with a technical objection from the Tri-Tac Committee regarding snow removal and snow storage being needed. Sam Booth seconded the motion. 2-0 vote in favor of the motion

ITEM 2: Discussion and possible action regarding a request for a variance to reduce the front setback from 25 feet to 10 feet, for a proposed attached garage addition. The applicant is Ecosense Designs Architecture on behalf of Jill Nielsen and Fernando Quinones. The site is located at 50975 Wintergreen Way in Amador County. APN 026-182-019.

Sam Booth introduced the item and noted that within the application the applicant requested a reduction in the front setback from 25 feet to 5 feet rather than 10 feet as the item title suggested. He noted that the applicant was not present at the meeting.

Erik Christeson noted that this lot was not as steep as the previous item, but that snow storage was still a concern of KMPUD. He described the snow removal operations done in the area.

Rick Ansel mentioned that snow stored on this property would have to be stored on adjacent property if the variance was approved.

After a discussion between the members, Chuck Beatty made a motion to forward the item to the Amador County Planning Commission with a technical objection from the Tri-Tac Committee regarding snow removal and snow storage being needed. Sam Booth seconded the motion. 2-0 vote in favor of the motion.

ITEM 3: Discussion and possible action regarding a request to approve the roof color of a structure within the East Meadows Unit 1 subdivision. The applicant is Trevor Petach. The site is located at 660 East Meadows Dr. in Alpine County. APN 006-131-010-000.

Sam Booth introduced the item. He noted that the applicant was not present at the meeting to describe his project. Mr. Booth discussed that the Design Guidelines from the East Meadows HOA were included in the packet and with recommended roof colors from the U.S. Forest Service to ensure buildings blend with the natural environment. The committee members discussed the request and Chuck Beatty made a motion to deny the request. Sam Booth seconded the motion. 2-0 vote in favor of the motion to deny.

G. Adjournment until the next regularly scheduled meeting May 12, 2023.

The meeting was adjourned at 10: 56am.

ITEM 1:

Discussion and presentation by Kirkwood Mountain Resort on the development of the Timber Creek base area, in compliance with requirements of the approved Conditional Use Permit.



May 30, 2023

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Sam Booth, Alpine County

Subject: **Phasing/Development Planning for Timber Creek Base Area**

Dear Tri-County Technical Advisory Committee,

Kirkwood Mountain Resort continues to earnestly pursue the development of the Timber Creek base area. In compliance with the requirements for the conditional use permit extension, we are pleased to share our updated conceptual development plans for Timber Creek with Tri-Tac. To date we have completed a development site 'fit test', conducted a needs assessment to better understand the requirements of the site, and have produced conceptual renderings of what a potential structure could look like on the parcel. Renderings are attached to this letter.

Our next steps to continue the development track of work will be to conduct a Geotechnical Report as well as a new Topographical Survey this summer. By conducting this work this summer it will allow our architectural partner to continue work towards design schematics over the next winter.

Please do not hesitate to contact me with any questions regarding the project. We greatly value the input and expertise of the Tri-Tac committee and look forward to collaborating closely as this project progresses.

Thank you for your continued support and involvement.

Greg Kiskinen
Director of Base Operations
GKiskinen@vailresorts.com
(209)258-7276
Kirkwood Mountain Resort



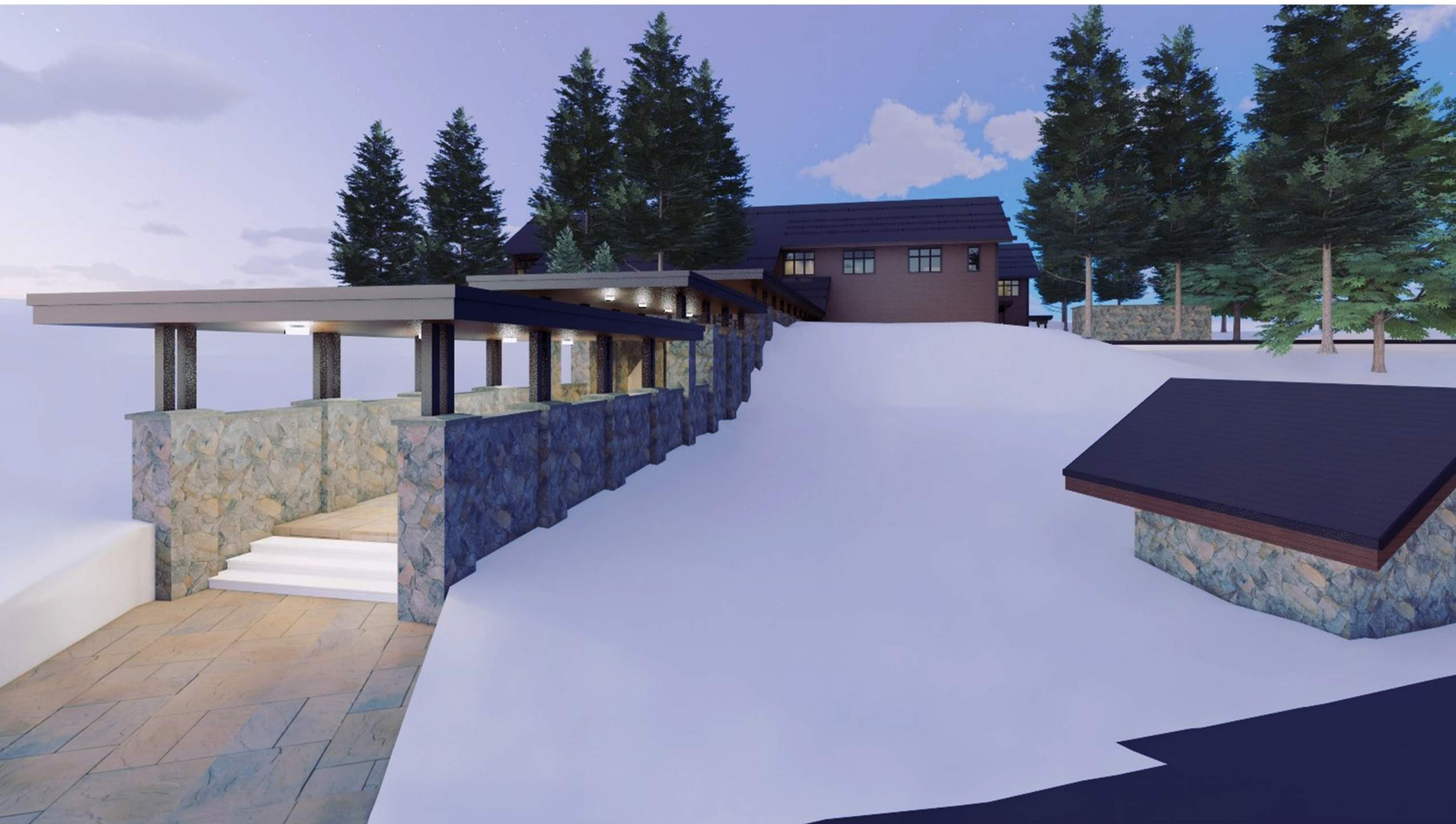
















USE PERMIT CONDITIONS OF APPROVAL
AND
MITIGATION MONITORING PROGRAM
FOR

**Heavenly Valley Limited Partnership/
Kirkwood Mountain Resort**
Timber Creek Temporary Sprung Structures Use Permit Extension

ADDRESS: PO Box 1, Kirkwood, CA 95646

PHONE: (209)258-6000

APN: 026-270-034 **USE PERMIT NO.:** UP-18;5-1

PLANNING COMMISSION DATE OF APPROVAL:

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow a conditional ten-year extension (see COA #6 below) for the continued use of two existing engineered Sprung tent facilities totaling approximately 10,000 square feet in size to continue to house rentals, retail food service, and ticket operations at the Timber Creek Village (APN 026-270-034). Located on the west side of Kirkwood Meadows Drive about 3/4 mile south of Highway 88, in the Timber Creek Village area of Kirkwood Mountain Resort.

CONDITIONS OF APPROVAL

1. This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
2. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The project shall be substantially the same as approved. Any substantial changes must be submitted as a Use Permit amendment for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. Prior to issuance of the Use Permit, obtain all applicable permits from the Environmental Health Department; Building Department; and Public Works Agency. THE ENVIRONMENTAL HEALTH DEPARTMENT, BUILDING DEPARTMENT, DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS, AND THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. This request is granted for an initial period not to exceed five-years from the date of issuance, thereby expiring on 06/13/23, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of Kirkwood Mountain Resort. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM FOR
Kirkwood Mountain Resort - Timber Creek Temporary Sprung Structures Use Permit Extension**

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2023 through 6/13/2028) the following requirements shall be met:
 - a) Prior to June 13, 2023 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;
 - b) Prior to June 13, 2025 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.
 - c) Prior to June 13, 2026 said building permit(s) must be issued.
 - d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2026, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

ITEM 2:

Discussion regarding safety concerns with customer-owned propane piping noted by KMPUD and the Kirkwood Fire Department and possible action that may be taken by the TRI-TAC to address the issues, including local ordinance amendments or amendments to the Kirkwood Specific Plan.

Sam Booth

From: Erik Christeson <EChristeson@kmpud.com>
Sent: Tuesday, April 11, 2023 11:33 AM
To: Todd Barr
Cc: Chuck Beatty; Brendan Ferry (brendan.ferry@edcgov.us); Sam Booth; Rick Ansel; Brandi Benson; Terry Woodrow; Jeff Brown (jeffbrown@amadorgov.org)
Subject: Building Department / Tri-TAC Item Regarding Propane Piping in Kirkwood
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello All,

I wanted to bring some of you up to speed on some issues we've encountered up at Kirkwood this year and ask for your assistance.

As you all know, Kirkwood can be a very harsh environment, no more so evident than this year. As you will recall in 2016, two homes exploded due to propane line breaks and the District implemented a propane meter shed protection program to attempt to mitigate this issue. We need look no further than Mammoth this year with 5 explosions to see we're not alone.

The Kirkwood Meadows Public Utility District (KMPUD) has identified a potential hazard related to customer-owned propane piping mounted to the exterior of buildings in Kirkwood. This winter KMPUD and the Kirkwood Volunteer Fire Department (KVFD) and Propane Staff have responded to two major propane leaks on exterior propane pipes (after the meter) due to snow and ice buildup on the line and/or falling snow and ice on the line.

On Saturday, March 25, 2023, KMPUD was alerted to a potential propane leak at the Towers building (Alpine County), which houses 15 condominiums, a restaurant and common space. Upon arrival, KMPUD staff found high use registering on the commercial propane meter used for the restaurant and turned off the supply to this meter. KVFD evaluated the building and found hazardous levels of propane gas in the basement and lower levels of the building, prompting building evacuation. The location of the leak was identified on a horizontal run of pipe after the propane meter that was strapped to the exterior of the building approximately eight feet off the ground. At the time of the incident, the leaking pipe was buried in approximately six feet of snow.

On Saturday, April 8, 2023, KMPUD was alerted to a potential propane leak at a single-family residence at 50812 Merrill Road (Amador County). KMPUD and KVFD responded and found the entire house inaccessible with over 20 feet of snow in areas. In order to gain access to the propane meter, located under the deck, KVFD responders had to scale a 20-foot-high snowbank, dig down 6 feet to reach the front door, contact the homeowner to get a code for the key box, enter the house, which was filled with hazardous levels of propane, and exit a basement window under the completely encased deck in full SCBA gear. Once the propane meter was reached, the supply was turned off. At this location, the propane pipe after the meter is installed on the exterior wall of the house in a location that is exposed to falling ice/snow from the roof. After a major propane leak on this pipe in 2018, the homeowner encased this pipe in a wooden chase, over the objections of KMPUD. Upon inspection during the April 8, 2023 incident, it was found that snow and ice falling from the roof had ripped the chase off, and the leaking propane pipe was fully exposed.

Although exterior runs of customer-owned propane pipe may be allowed by the California building code, these installations are not appropriate in Kirkwood due to the heavy snow load in the area as evidenced by the numerous propane leaks and home explosions during the current and past high snow years. These incidents fall outside KMPUD

jurisdiction, as the exterior pipe in question is after the meter. KMPUD is very concerned about these (and potential future) incidents based on the history of major propane leaks and explosions in Kirkwood.

We were hoping that since Tri-TAC has jurisdiction on behalf of the counties over the Kirkwood Specific Plan is that we would approach Tri-TAC first to agendaize the item for discussion and action on referring support for a local ordinance be adopted by the respective counties, which defines and prohibits any exterior propane pipe after the propane meter. We would ask that the Building Officials assist Tri-TAC and perhaps attend the meeting to provide suggestions and support for doing so. After which, we could approach the respective Board of Supervisors for official adoption.

If this seems like a reasonable path, perhaps we could all have a meeting before the May Tri-TAC meeting to present our suggestions? Let me know and I'd be happy to set up either an in-person meeting to review the issues out in the field or a Zoom meeting if that's easier for all.

Thanks for your time and support.

Regards,
Erik M. Christeson, P.E.
General Manager
Kirkwood Meadows Public Utility District
(209) 258-4444
www.kmpud.com

Kirkwood Meadows PUD is an equal opportunity provider and employer.