

AGENDA
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, October 13, 2023 10:00 A.M.

KMPUD Community Services Building
33540 Loop Road, Kirkwood, CA

Join Zoom Meeting:

<https://us06web.zoom.us/j/85217049573?pwd=SvrLDbm6bZ4eBk6DtOXHFCTajBWTa.1>

Dial by phone: 1 720 707 2699 US

Meeting ID: 852 1704 9573

Passcode: 656378

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: September 8, 2023
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Continued discussion regarding the creation of additional parking on Loop Road by Kirkwood Mountain Resort, approved on September 9, 2022 and discussed at the September 8, 2023 meeting.

ITEM 2: Request from Kirkwood Capital Partners to convert space within the building located at 1499 Kirkwood Meadows Drive from commercial use to residential use to create up to three residential units for work force housing. The building is located on APN 006-010-095-000 and within the Multi-Family -Commercial, MF-C zone of the Kirkwood Specific Plan.

- G. Adjournment until the next regularly scheduled meeting November 10, 2023.

SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, September 8, 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 Brendan Ferry via videoconference at 10:00 am. Mr. Ferry noted that Chuck Beatty from Amador County was not yet in attendance (Beatty arrived at approximately 10:20 am). Also in attendance were Ethan Gray and Alexa Burke of Alpine County Community Development, Eric Christensen and Rick Ansel of KMPUD, and Matt Jones and Greg Kiskinen of Vail Resorts via videoconference.

B. Approve Agenda

Ethan Gray made a motion to approve the agenda which was seconded by Brendan Ferry. Approved 2-0.

C. Correspondence

No correspondence was received.

D. Minutes: June 9, 2023

June 9, 2023 minutes were approved with a motion from Ethan Gray and a second from Brendan Ferry.

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 presentation by Kirkwood Mountain Resort on mitigation reports from 2022-2023.

Matt Jones of Kirkwood/Vail presented Kirkwood's Mitigation Report. Rick Ansel and Eric Christensen expressed concerns over parking management through the winter. Matt Jones expressed a willingness to address parking issues, but expressed that he wished these things would be communicated to them collaboratively at the time of occurrence, rather than at the Tri-Tac meeting.

ITEM 2: Discussion regarding the creation of additional parking on Loop Road by

Kirkwood Mountain Resort and approved on September 9, 2022 by the Tri-Tac Committee, including Condition 1.(e) which required a one year review by Tri-Tac following installation of the improvements.

Eric Christensen and Rick Ansel expressed concerns over debris that flows down Loop Rd. and into the KMPUD building frontage from the new established parking area. Mr. Christensen suggested that maybe paving would eliminate this problem. Ethan Gray expressed that when originally discussed a year ago, Tri-Tac didn't reject a plan to pave the parking lot, it simply requested that if creating any more impermeable surfacing was the goal, that calculations to show that it wouldn't negatively affect drainage would be necessary.

Tri-Tac members discussed continuing the discussion to the next regularly scheduled meeting and doing an on-site inspection of the area.

G. Adjournment until the next regularly scheduled meeting.

The meeting was adjourned at 10: 30 am.



September 28, 2023

To: Tri County Technical Advisory Committee
From: John Reiter, General Manager – Kirkwood Capital Partners
RE: Employee Housing Project, 1499 Kirkwood Meadows Dr.

Dear Committee Members,

Kirkwood Capital Partners (“KCP”), the parent company of Kirkwood Property Services, has a significant need for adequate work force housing to provide an in-valley option for our current and future employees. We currently own two studio units in Sun Meadows 4, rent a unit in Sun Meadows 4 and rent an additional unit in The Meadows. Currently, all of these units are occupied by employees of KCP. As discussed, KCP would like to explore the option of converting certain space within the building located at 1499 Kirkwood Meadows Dr. While this space has been historically used for commercial purposes, it offers an excellent option to create up to three (3) residential units.

General Facts

- 1499 Kirkwood Meadows Dr. is owned by KCP and sits on approximately 10.88 acres of land.
- The APN of this parcel is 006-010-095-000 (See attached Maps #1 and #2 for reference).
- The property is located in Kirkwood, CA and is currently zoned as a Planned Development.
- It is also subject to the provisions of the Kirkwood Specific Plan and is specifically located in an MF-C zone that designates Multi-Family Residential and Commercial Use (pg. 16 of the Specific Plan).
- The building is approximately 2,883sf in total (Exhibit A).
- We are proposing that up to three individual spaces be renovated for Residential Use within the building (Units 1-3 – Exhibits B and C) ranging in size from 380sf – 580sf.
- There is already water, wastewater, electric, propane and internet utilities in place and serving the building.
- KCP also owns all of the current land utilized for parking in the vicinity of the building and in fact, currently uses these parking spaces to support the commercial functions in the building. The residential units will have no incremental impact on parking requirements or practical usage.

Upon receiving the appropriate approvals, KCP would anticipate immediately renovating existing space to create either Unit 1 or Unit 2 and would renovate other space on an as needed basis. As I previously mentioned, we do not intend to alter the footprint of the existing building as a result of these renovations. It is much appreciated if you would kindly advise me as to what “next steps” you believe are required. We fully understand that working with the Alpine Building Department to create an acceptable plan and to obtain any necessary permitting would be required prior to construction. I truly appreciate your time

on this. I know the Kirkwood Community in general will be thrilled if KCP is ultimately able to add much needed work force housing to support its services.

Sincerely,

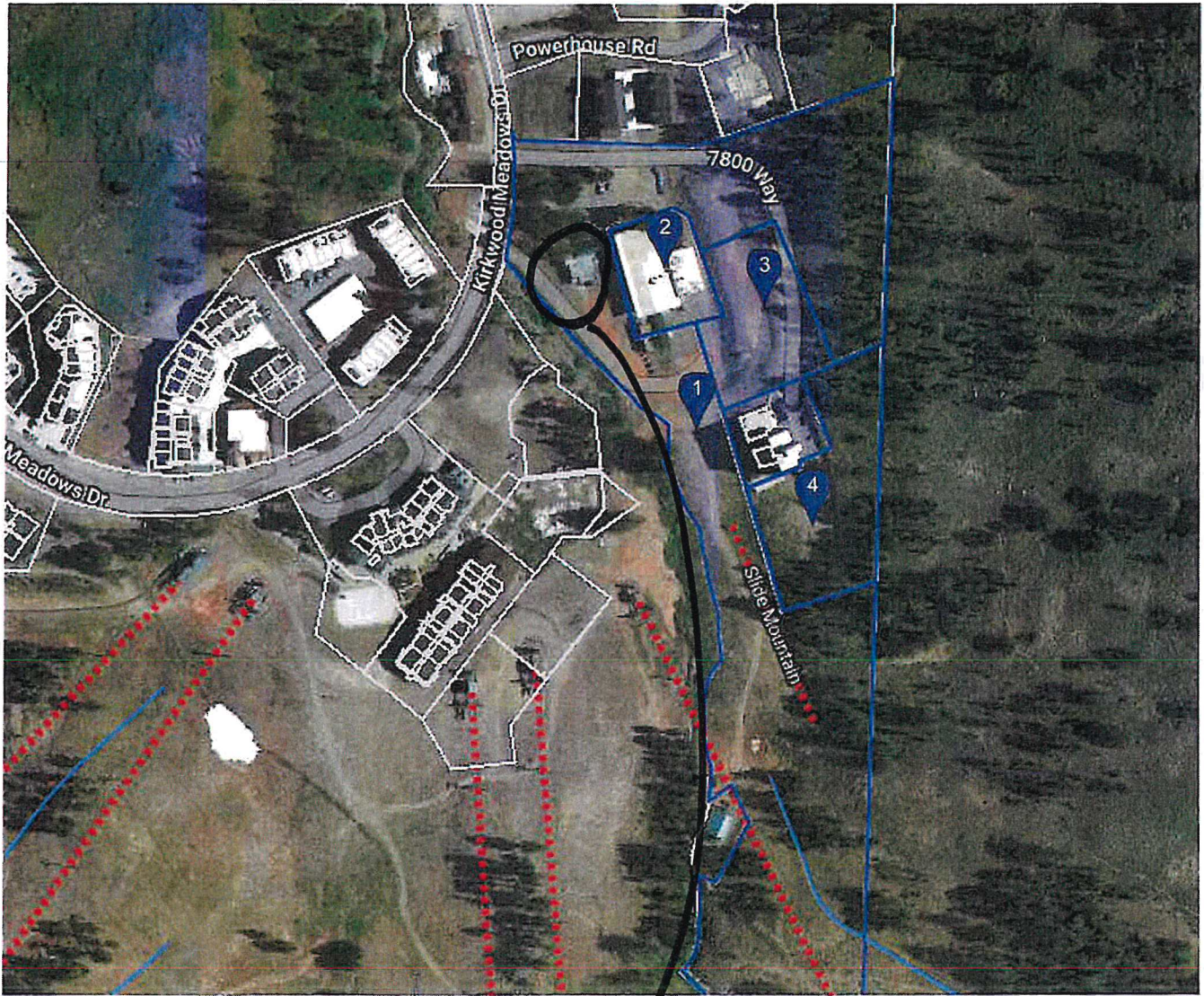


John Reiter
General Manager – Kirkwood Capital Partners

CC: Sarah Traiman – Alpine County Planning Department, Tony Creter – Alpine County Building Official

Kirkwood Property Services (KPS)
PO Box 158 | Kirkwood, CA 95646 | (209) 753-0244



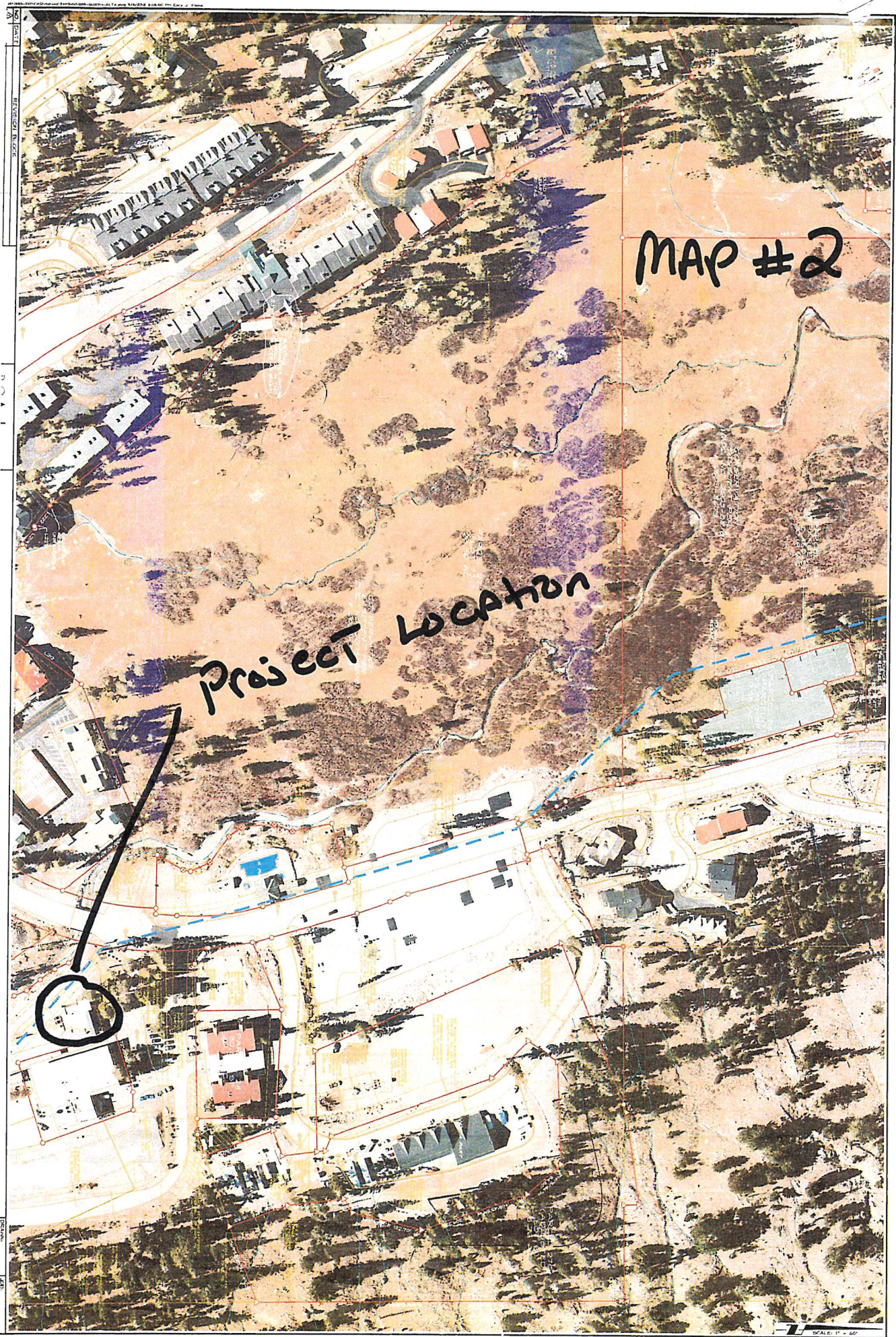


Google

Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, USDA/FPAC/GEO 50 m

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Project Location



MAP #2

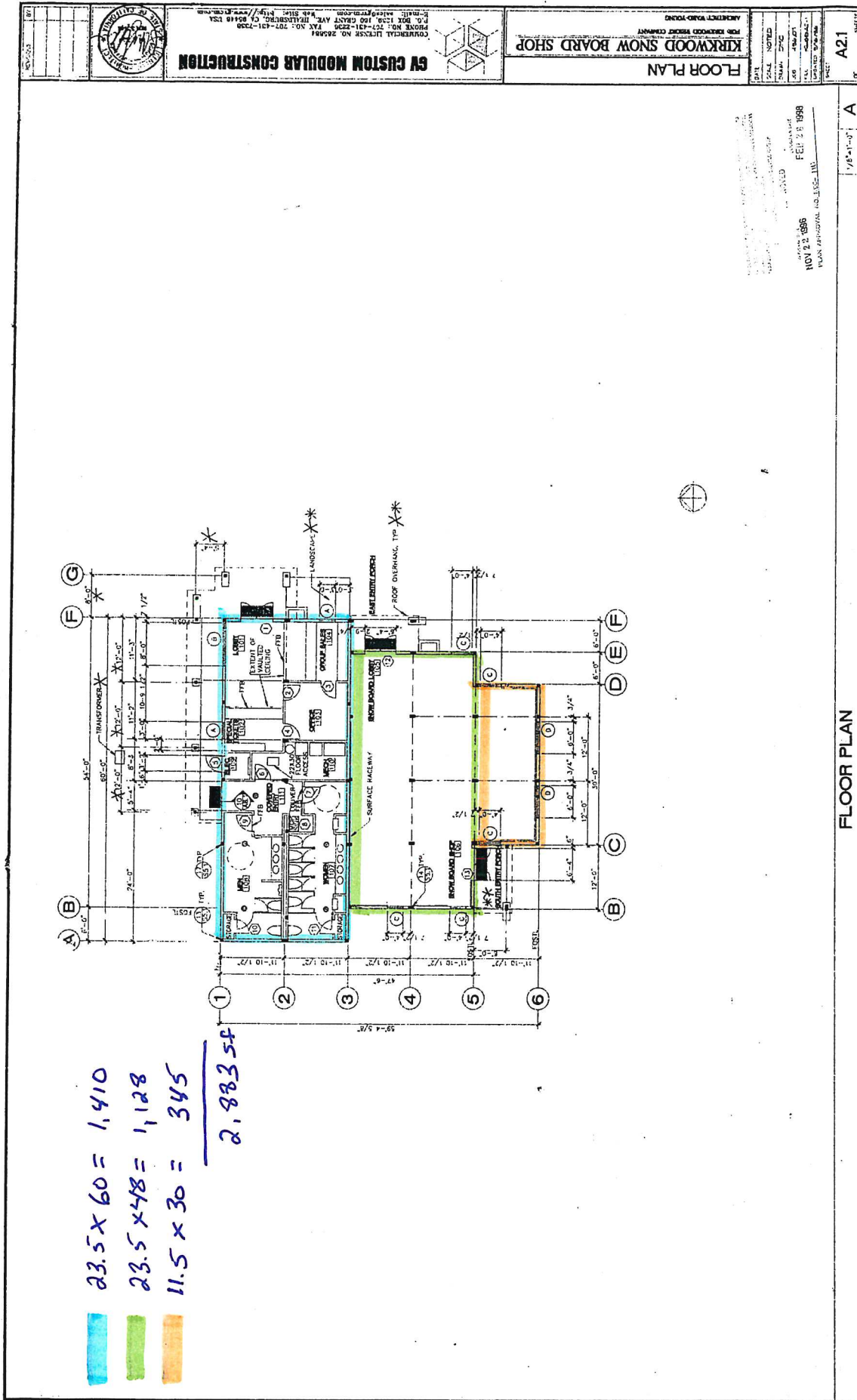
Project Location



Exhibit A

TOTAL Building SF

23.5 x 60 = 1,410
 23.5 x 48 = 1,128
 11.5 x 30 = 345
2,883 sf



FLOOR PLAN

1/8"=1'-0" A

A21

NOV 23 1998
 PLAN REVISIONS AND ISSUES
 FEB 28 1998
 REVISED
 APPROVED
 DATE

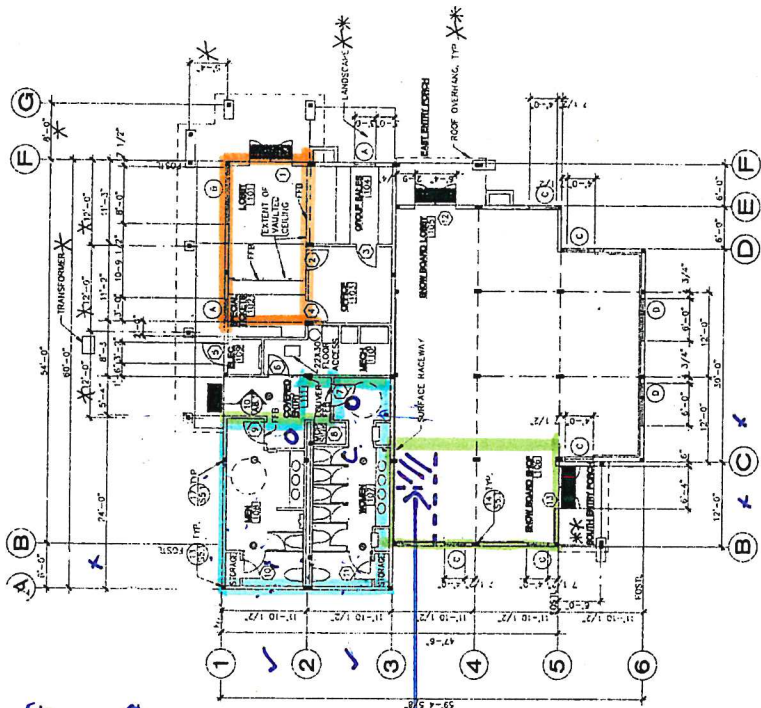
	CV CUSTOM MODULAR CONSTRUCTION COMMERCIAL LICENSE NO. 262544 P.O. BOX 1259, 100 GARDEN AVENUE HILLSBORO, NJ 08048 USA PHONE NO.: 707-431-7226 FAX NO.: 707-431-7228 E-MAIL: info@cvcm.com WWW.CVCM.COM	KIRKWOOD SNOW BOARD SHOP ARCHITECT: BOARD-YOUNG DATE:	SCALE: NOTED NAME: JWC NO. 08 DATE: 11/23/98 DRAWN BY: JWC CHECKED BY:	SHEET A21 OF
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Exhibit B

UNIT SIZES
(Approximate)

- Unit 1 = 15 x 22 = 330 sf
- Unit 2 = 605 sf (B) →
- Unit 3 ≈ 300 sf

Existing RR



$$\Sigma X'S = 306 \text{ SF}$$

$$\Sigma V'S = \frac{23.5 \text{ BF}}{70 \text{ SF}} \rightarrow \text{A}$$

$$O = 5.5 \times 15 = 82.5 \text{ SF}$$

$$C = 5 \times 3 = 15 \text{ SF}$$

$$\rightarrow \text{B} \approx 605 \text{ SF} \leq 605$$

EV CUSTOM MODULAR CONSTRUCTION
 ARCHITECTURE ENGINEERING
 10000 S. GARDEN AVENUE, SUITE 100, GARDEN GROVE, CA 92646
 TEL: 714/261-1111 FAX: 714/261-1111
 WWW.EVCONSTRUCTION.COM

FLOOR PLAN

KIRKWOOD SNOW BOARD SHOP

ARCHITECT: GREGORY J. GALT

SCALE: NOTED

DATE: 02/11/19

NO. OF SHEETS: 1

SHEET NO.: 1

PROJECT: KIRKWOOD SNOW BOARD SHOP

DATE: NOV 22 1988

DESIGNED BY: GREGORY J. GALT

DATE: FEB 23 1988

PLAN REFERENCE NO.: 105-111

1/8" = 1'-0"

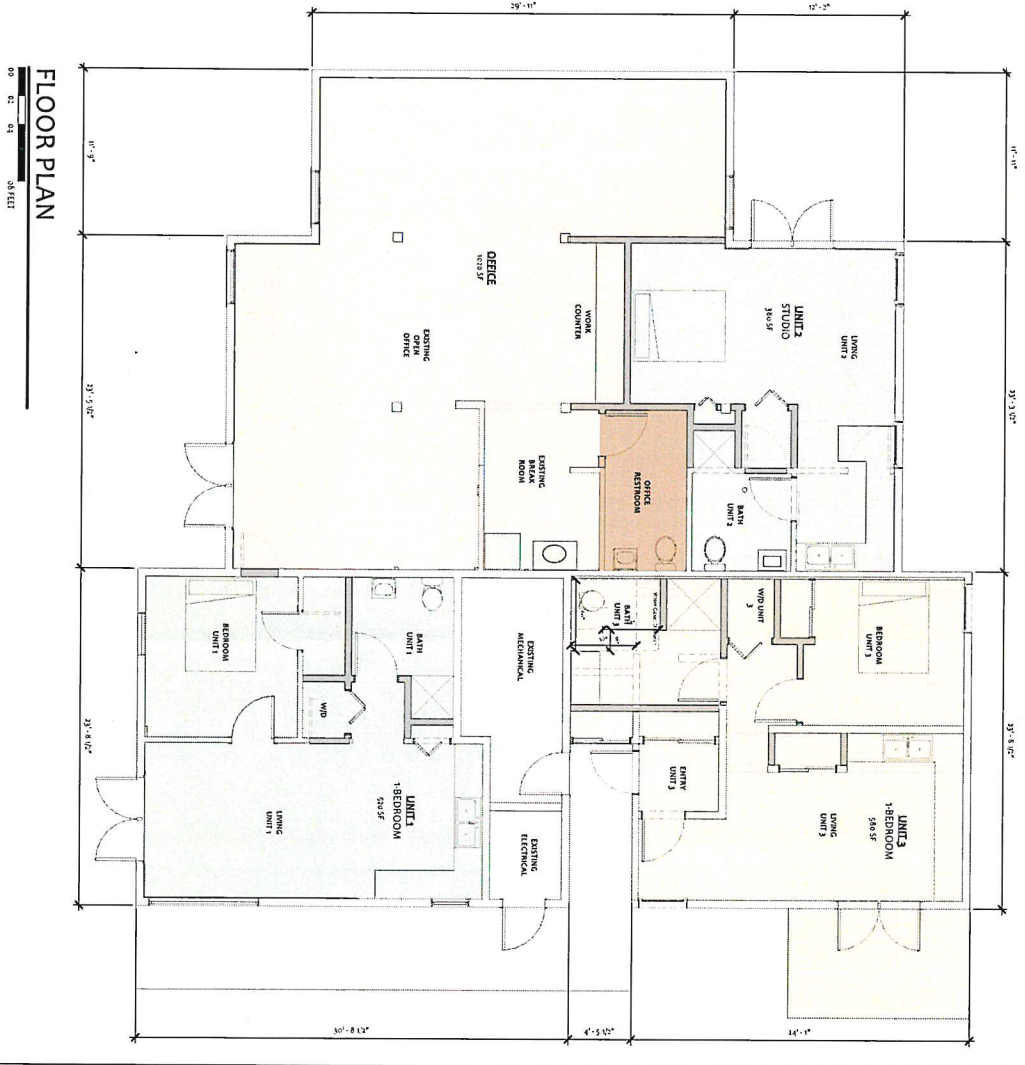
A

A2.1

FLOOR PLAN

21914X3

Unit size
(Actual Proposed)



FLOOR PLAN
0' 0" 10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"

All drawings, specifications, and any other documents created by the architect and other persons working for the architect, including electronic documents, are instruments of service. The instruments of service are to be used only for the project. The architect, the sole author and owner of these instruments of service and will retain all rights, common law, and copyrights to these instruments of service.

A1	KPS/KCA OFFICE	PROPOSED FLOOR PLAN	ECOSENSE DESIGNS ANNE FLORE DWYER Ecosense.design@gmail.com PO BOX 702 TRUCKEE CA 96160 (530) 438-5531 CA LICENSE C-35719
	REMODEL & EMPLOYEE HOUSING 1521 KIRKWOOD MEADOWS DRIVE KIRKWOOD CA 95646		
SCALE: 1/4" = 1'-0" DATE: 08/07/23 STATUS: CONCEPTUAL PLAN REVISIONS:			

1499