

**MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

November 7, 2008

MEMBERS PRESENT: Brian Peters Alpine County
 Peter Maurer El Dorado County
 Nathan Lishman Amador County

OTHERS PRESENT: Michael Richter KMR
 Nate Whaley KMR
 Bruce Odelburg KMA Resident
 Michael Sharp KMPUD

The November 07, 2008 meeting was called to order by Chair Brian Peters at 10:17 a.m.

A. Correspondence:

Notice of Intent to Harvest Timber on 14 acres, by Kirkwood Mountain Resort

B. Minutes:

Draft minutes for September 05, 2008 were submitted. Nathan Lishman moved to approve the minutes as submitted. Brian Peters seconded the motion which was approved 2-0 (with Peter Maurer not having arrived yet)

C. Public Matters:

Michael Richter, KMR updated the committee on the status of Caples Lake. Mr. Richter indicated that the project is complete and that KMR has pulled out their snowmaking pumps and will rent some temporary pumps for this season. Additionally, he stated that the level of the lake has risen due to the recent storms.

D. Mitigation Monitoring Update:

Michael Richter, KMR submitted proof of compliance with Mitigation Measures (MM) MM4.1ae (Annual Avalanche Forecasting/Report 2007/2008) and MM4.2v (Street Sweeping).

Item 1 - Review of the annual housing audit and report, presented by Kirkwood Mountain Resort

Nate Whaley, KMR presented a brief summary of the report/audit to the committee indicating that things are almost identical to last seasons. Michael Sharp, KMPUD indicated that the KMPUD still has concern over the issue of Red Cliffs, and whether or not those units can be used as “deed restricted” units. Mr. Sharp further indicated that the KMPUD would like the item be continued to a later date. The committee agreed to a request for a short break at this time to allow information to be gathered by KMPUD and KMR staff to be presented to the Committee.

The Committee was given a packet of material from KMPUD, including past minutes dating back to 2003 and miscellaneous correspondence. After having reviewed the items, the committee initiated further discussion on the employee housing audit. The committee agreed that the main issues related to the 2003 Kirkwood Specific Plan, Employee Housing Ordinance are:

- 1) The current ordinance, as written, does not provide for the appropriate cross-section of housing, as actually demanded by the Kirkwood employee housing market. Specifically, the lack of higher-end housing to fill some of the KMPUD and upper management demands; and,
- 2) How should units be transferred and calculated? Specifically, Section 3.A.1 regarding its applicability to how pre-existing employee units can be utilized for new (post specific plan adoption) construction requirements.

It was additionally agreed by the Committee, that the Alpine County Counsel and Amador County Counsel shall provide an opinion on Section 3.A.1 regarding the applicability to how pre-existing employee units (including, but not limited to the use of existing employee housing in Red Cliffs Lodge) can be utilized for new (post specific plan adoption) construction requirements.

Motion: It was moved by Peter Maurer, and seconded by Nathan Lishman, to accept the 2007/2008 season Employee Housing Audit as submitted, with the understanding that TC-TAC will return in December to clarify and interpret the 2003 Specific Plan Employee Housing Ordinance relative to section 3.A1. The motioned carried with a vote of 3-0.

Item 2 - Discussion and possible recommendation to the Alpine County Planning Commission for an amendment to the existing Caples View Town homes Conditional Use Permit to allow a ten foot balcony on the front of each building, a walkway deck to access the lower floor, and to remove the designation of the lower floor of Unit 10 as employee housing. APN: 06-231-009 through -018. Case File 2008-35.

Applicant: Donald Vaughn

Due to the applicant not being in attendance, Brian Peters gave a brief summary of the project; including, a summation of how the employee housing unit was added as an afterthought in the design process of the project. Michael Sharp, KMPUD stated

that while the “district” has no objection to the deck proposal, it will decrease their (the “districts”) efficiency in providing snow removal, and therefore increase associated costs for snow removal - these increased costs will be passed on to the homeowners. Mr. Sharp further indicated that the district’s fees will differ with the change in project.

Further discussion relative to the replacement of the employee housing unit ensued among the committee. This unit will need to be replaced prior to the final on the building permit.

Motion: It was moved by Peter Maurer, seconded by Nathan Lishman, to recommend this request for a Use Permit amendment to the Alpine County Planning Commission subject to satisfying all employee housing requirements. The motioned carried with a vote of 3-0.

The meeting was adjourned at 12:44 p.m.

The next Tri-County Technical Advisory Committee meeting is scheduled for **Friday, December 5, 2008 at 10:00 a.m.**

Minutes approved December 5, 2008