

To: East Meadows Homeowners
From: East Meadows Homeowners Association
Date: July 31, 2017
Subject: Rezoning Request from Community Site to Parking Lot: Comment letters via e-mail by Wednesday, August 9.

Dear East Meadows Homeowner,

We wanted to bring to your attention an important rezoning and parking issue that is currently in the pipeline to be considered by TC-TAC on Friday, August 11 at 10 am in the Community Room of the PUD building on Loop Road. Kirkwood Village Development (“KVR”) has proposed to rezone the Community Park Site (see photo of Kirkwood Mountain Resort map attached) to parking for day use visitors. A photo of the proposed parking is included below and includes approximately 110 parking spots in the area between the meadow and the current employee housing. While the current parking proposal is smaller than the original plan put forth by KVR in 2015, it will still be close to and highly visible from the meadow, which is one of Kirkwood’s prized natural resources. Homeowners have requested KVR to mark the proposed parking lot with red tape and/or story poles, but KVR has not responded.

Our understanding is that KVR will receive additional funds from Vail if they provide Vail Resorts with approximately 100 parking spaces. This has no impact on the sale of the Resort, which has closed, but came into play when KVR opted to build condominiums on a designated parking area at Timber Creek. KVR will receive the additional payment from Vail once the parking spots are finalized. We do not believe that KVR should be allowed to financially benefit by rezoning a community site to a parking lot given the facts above along with those listed below.

Note that TC-TAC is the Tri-County (El Dorado, Alpine and Amador) commission in charge of overseeing the 2003 Kirkwood Community Specific Plan and their recommendations on this matter will hold weight with the Amador County Planning Commission who will decide on the rezoning decision.

If you care about this issue, we urge you to either attend the meeting in person or call in, which is a normal procedure, and if you are unable to do either please comment on this matter by sending emails to the following by Wednesday, August 9:

Zach Wood, Alpine County Planning - zwood@alpinecountyca.gov
Chuck Beatty, Amador County Planning - cbeatty@amadorgov.org
Roger Trout, El Dorado County – roger.trout@edcgov.us

Relevant points for your consideration are included below:

1. Amending the Specific Plan (essentially the Kirkwood Community's "Constitution") is serious business. The Specific Plan always contemplated that this site be for the community--if not for a school site, then for a public use such as employee housing or park and recreation. Parking is prohibited.
2. Allowing parking on this site would contradict numerous other sections of the 2003 Kirkwood Specific Plan, and a Specific Plan must be internally consistent. The plan specifically states that large unnecessary expanses of surface parking are to be avoided, parking should be screened from public view, parking garages are encouraged, and natural resource conservation is given a high priority.
3. Kirkwood has also proposed placing parking along Kirkwood Meadows Drive all the way out to Highway 88. This piecemeal approach to parking-- some here and some there without a thorough look at parking possibilities is irrational and illegal. If the Resort really believes more parking is needed, it should do a thorough look at the entire valley and consider the many alternatives that exist to better park cars (paving lots would be a good start and is also called for by the Specific Plan).
4. Although the proposal before you now reduces the size of the proposed parking lot, it still impacts about 50 trees directly and comes dangerously close to many others. The reason that the trees nearest Loop Road are stripped of any branches except for their tops is because the Resort has consistently blown snow at these trees. If the parking lot is installed, the Resort proposes to move the snow onto the areas lined in red, odd shaped areas surrounded by trees. It is unimaginable how this snow storage could be accomplished in a precise careful manner without damaging many mature trees. Loss of ANY mature trees is a huge visual impact to all the residents who enjoy the meadow (in winter and summer) and particularly to the residents of the East Meadows. The trees on this site shield the PUD buildings and I think we can agree these are unattractive.
5. This proposal does not address where the snow that has been stored in this area for many years (and denuded the trees) will be stored if this parking proposal goes ahead. Snow storage is a serious issue at Kirkwood, and the environmental impacts of where the existing snow will be placed must be examined before this proposal goes forward.
6. The proposed parking site is a nonsensical place for parking. It is downhill and down the street from Timber Creek Lodge and is near dangerous equipment, fuel tanks (one of which recently leaked), dumpsters and community buildings.
7. The Resort proposes shuttles to handle the bottleneck in this area when people are trying to park. Last year, on many days shuttles did not work or employees were not present to drive them. It would benefit the Resort and

community more if resources were directed to more employee housing so employees were available at the Resort when snow closed the spur and the Pass.

8. The Resort also proposes one-way traffic on Loop Road to handle the bottleneck in this area when people are trying to park. Such one-way traffic will greatly inconvenience the residents and PUD employees. Waiting in line to get in Loop Road on the north end will delay employees getting to work and make it difficult to access the garbage dumpsters used by the entire community.

Thank you for considering.

Sincerely,

Peter Tuxen
EMHOA President

