

MAC meeting – 2 January 2014

While there were other things on the agenda and addressed in public comments, we will stick to items relevant to the KSL plan.

We first heard that the “redundant” source water study will appear sometime in January or (more likely) February. An article about it will appear soon in Moonshine Ink (expanding on the “Squaw Eyes Martis Water” article in the current issue), and it will be discussed at the next PSD Board meeting on Jan 28th at 8:30 AM.

Then later on, Chevis spoke. Much of what he said has been summarized in the CAC minutes distributed earlier. He said their “July pause” became an opportunity for peer review, to “turn the mirror around” and “reflect” on the biggest concerns raised by the community about their plan. He purports they have solved “90% of the issues”. But there were some new facts that came out

- The new Specific Plan will be given over to the County next week, and Alex said it would go up on the County website almost immediately.
- There will be 1500 bedrooms (down from 2200) with (and this does not add up), 600 in the OVI area (down about 150), and 800 in the main parking lot area.
- Building “O” and Building “A” are “off the plan at this point”, eliminating 120 and 220 rooms respectively. As previously reported, the Members Locker Room remains. These buildings will get improvements but not be replaced.
- The maintenance functions (“skier support services”) are being distributed (“decentralized”) to several buildings, but the one at the extreme west end will be used for truck and snowmobile maintenance, meaning storage of fuel. This will be the only heavy commercial zoning needed
- KSL and OVI (largest homeowner group with 4,000 owners) have had discussions over the new plan, and apparently, OVI is satisfied with the new design (their issues have been addressed, including some of easements)
- There has been a new scope of work issued to the hydrologists due to the elimination of the buildings along the “trapezoidal channel” of the creek, and therefore the enhanced possibilities of creek orientation and land use along the creek. One row of parking spaces has been eliminated here.
- KSL is looking at landscaping within the remaining parking lot, but the issue is reduction in parking spaces. They apparently will focus mostly on landscaping

along the road from the center bridge into the village, making it the main entrance to the village.

- In response to a question about preserving the remaining parking lot against future development, a plan is to designate it as Village Commercial – Parking. But that does not seem very secure; as a future developer could seek to change this zoning designation.
- The wing of building B that (in the drawing) intrudes on the existing preferred parking structure is being evaluated to be built on top of the structure, thereby maintaining the parking places. But this is all in a state of flux.
- While KSL has an agreement with the owner of Squaw Creek Resort for the “Emergency Vehicle” access road, it needs final approval. It is proposed to be 16 feet wide, function only in winter as shuttle bus route as it is laid out in the southern–most golf cart path, thereby conflicting in summer with golf. It probably will not appear in the Specific Plan.
- There will be no pilot transportation program this season for the shuttle bus service within the residential area of Olympic Valley
- In response to a question about parking spaces, the commitment seemed to be that the number of striped parking spaces between the remaining main parking lot and the new Lot D parking structure will be the about the same as currently exists between the employee parking lot and the main parking lot. All podium parking (under the new buildings) will be for residents of the buildings.
- One problem with the redesign is the continued requirement of treating all parking surface water runoff. The prior concept was that the snow falling on the podium replacing the existing parking lot could simply be melted and allowed to go into the aquifer.
- In response to a question about building heights, the plan has buildings adjacent to the existing village being no higher than the village buildings, but then buildings further away get taller. Maximum height seems to be 6 floors plus podium level (= 108 feet; the Resort at Squaw Creek is 136 feet).

We learned that the work on the water assessment study is back on (now including a lower density), but no date was given for completion or publication.

Chevis admitted that they have traded footprint for height in this new plan, reducing the area that would be developed, but increasing the density in that area (by having taller buildings). He said that this height intrudes only on the new proposed dwellings, and therefore should be of much less concern. Also he is aware of the issues of view corridors, and mountain vistas to be maintained. Chevis said they have made “neighborly and community informed adjustments” and have reduced their entitlement request by 35%. The programmatic entitlements (rather than project specific proposal) will help them “stay out of the weeds”.

Chevis also admitted that “The plan is smaller but the time line is longer” (20–25 years)” and that their (now replaced) development plan was way too aggressive. Their most recent market studies have indicated that within their holding period it would never have been built out. The current plan might not be built to 100% within their holding period either. It would depend on economic cycles. He cited that 1000 new bedrooms have been added to Squaw in the last 20 years; KSL’s proposed 1500 bedrooms over 30 years fits into that same rate of growth

He also made an impassioned speech that the day skiers were the core of their business, and they will only be augmenting this with destination skiers. He argued that the additional 3000 skiers (2 per room, and 1500 rooms) is small compared to the 12,000 day skiers that the mountain sees on its busiest day.