



Planning and Economic Development Commission Agenda

Wednesday, March 12, 2025, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand,
Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:

Please click this URL to join. <https://monocounty.zoom.us/j/94467884456>

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Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

*Callers - To Raise your hand press *9, To Unmute/Mute press *6*

Webinar ID: 944 6788 4456

International numbers available: <https://monocounty.zoom.us/j/aeHBYOcpOu>

1. CALL TO ORDER

Commissioner Greg Eckert will attend the meeting remotely from the following location: Unit 1-A, 2 Avenida Lorenzo, La Salina, Baja California Norte, Mexico.

2. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

3. PUBLIC HEARINGS

Public Hearing Procedure: The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

3.1 Consideration of the Amendment to the 2010 Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California

Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration. This item is being continued to a Special Planning and Economic Development Commission meeting on March 18, 2025.

3.2 Consideration of Unmet Transit Needs within the Town of Mammoth Lakes for FY 25/26. This item is being continued to a Special Planning and Economic Development Commission meeting on March 18, 2025.

4. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a special meeting to be held on March 18, 2025.

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of the Amendment to the 2010 Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration. This item is being continued to a Special Planning and Economic Development Commission meeting on March 18, 2025.

Commission Meeting Date: 3/12/2025

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion:

Summary: The 2010 Snowcreek Development Agreement (SDA) became effective in July 2010 and vests the entitlements granted in the Snowcreek Master Plan Update - 2007 (SMPU) for the Snowcreek VIII development and the entitlements granted under the previous 1981 Snowcreek Master Plan for the Snowcreek VII (Creekhouse) development. The term of the SDA is for 20 years covering the period of July 23, 2010 – July 23, 2030; however, starting in July 2020, the term of the SDA is reduced one day for each day that construction of the hotel and expanded golf course has not commenced. Construction of these elements has not commenced and therefore, the term is currently being reduced and will expire in July 2025, unless construction of the golf course and hotel has commenced or unless an amendment to the 2010 SDA is approved that extends the term.

Due to the impending expiration of the SDA in July 2025, the Developer is requesting an amendment to the SDA.

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Unmet Transit Needs within the Town of Mammoth Lakes for FY 25/26. This item is being continued to a Special Planning and Economic Development Commission meeting on March 18, 2025.

Commission Meeting Date: 3/12/2025

Prepared by: Haislip Hayes, PE Public Works Director
Phil Moores, ESTA Executive Director

Recommended Motion: Staff recommends the Planning & Economic Development Commission receive public input and provide feedback to staff regarding the evaluation of unmet needs in the Town of Mammoth Lakes and provide direction to staff regarding unmet needs or transit services.

Summary: State law provides for a Citizen Participation Process that requires the Regional Transportation Planning Agency (the Mono County Local Transportation Commission [LTC] in the case of Mammoth Lakes) to hold at least one public hearing to ensure broad community participation and solicit the input of transit-dependent and transit-disadvantaged persons, including the elderly, disabled, and persons of limited means. A public hearing on unmet transit needs is also required prior to the LTC allocating any funds not directly related to public transportation services, specialized transportation services, or facilities provided for the exclusive use of pedestrians and bicycles. The purpose of the unmet needs hearing is to solicit comments on unmet transit needs that may exist within Mammoth Lakes and that might be reasonable to meet by establishing or contracting for new public transportation or specialized transportation services or by expanding existing services. To meet the public hearing requirement for both the Citizen Participation Process and unmet transit needs, and to facilitate public input on transit needs, the LTC has directed that Unmet Transit Needs assessments be conducted in coordination with the Regional Planning Advisory Committees (RPAC) for the County and the PEDC for the Town during the spring of each year. The input received at these sessions will be presented to the LTC for consideration at their meetings in April and May.