



Town of Mammoth Lakes Planning and Economic Development Commission
Minutes of Regular Meeting

March 2, 2022, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Chair Michael Vanderhurst, Vice Chair Jennifer Burrows,
Commissioner Paul Chang, Commissioner Jessica Kennedy,
Commissioner Greg Eckert

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Nolan Bobroff led the flag salute.

3. PUBLIC COMMENTS

Code Compliance Officer Jena Carter gave an update regarding current code compliance activities. There was discussion among members of the Commission and staff.

Ted Carleton, The Sheet, said that the public waiting in Suite Z should be allowed to make comments first. Chair Vanderhurst responded.

4. PUBLIC HEARINGS

4.1 Consideration of a Use Permit (UPA) and Design Review (DR) application for a proposed six-unit, multi-family residential apartment project located at 377 Manzanita Road.

The Chair opened the public hearing at 9:08 a.m.

Associate Planner Kim Cooke gave a presentation outlining the information in the staff report.

Steve Selcer, applicant, outlined his project. There was discussion among members of the Commission, Mr. Selcer, and staff.

PUBLIC COMMENT:

Allen Walker, neighbor to project, spoke in opposition to the project.

Tom Hodges, VP of Planning and Development of Mammoth Mountain, spoke in support of the project.

Ms. Cooke addressed the concerns raised in public comment.

The Chair closed the public hearing at 9:41 a.m.

There was discussion among members of the Commission and staff.

Moved by Commissioner Jessica Kennedy

Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA, Municipal Code findings, and approving Use Permit Application #UPA 20-002 and Design Review Application #DR 20-004 with conditions as recommended by staff.

For (4): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, and Commissioner Jessica Kennedy

Absent (1): Commissioner Greg Eckert

Carried (4 to 0)

4.2 Public hearing and consideration of Tentative Tract Map 21-001, Use Permit 21-001, Design Review 21-001, and Adjustment 21-006 for the Villas III Subdivision, a proposed 33-unit residential development located at 100 Callahan Way.

The Chair opened the public hearing at 10:02 a.m. and staff noted that the public hearing would be continued.

PUBLIC COMMENT:

Kimberly Taylor played a pre-recorded message from Judith Goddard speaking in opposition to the project. Ms. Taylor read a comment on behalf of the San Joaquin Homeowners Association in opposition to the project. Ms. Taylor spoke in opposition to the project.

Eric Taylor spoke in opposition to the project.

Donna Mercer, resident of San Joaquin Villas, spoke in opposition to the project.

At 10:18 a.m. the Chair continued the public hearing to April 13, 2022

5. STAFF PRESENTATIONS

5.1 Presentation on 2022-23 5-year and Long-range Capital Improvement Plan (CIP) Projects

Public Works Director Haislip Hayes gave a presentation outlining the CIP. There was discussion among members of the Commission and staff.

6. BUSINESS MATTERS

6.1 Consider Final Draft Mobility Hub Study and Program

Community and Economic Development Director Sandra Moberly and Public Works Director Haislip Hayes gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

CONSENSUS:

The Commission directed staff to move forward with the Mobility Hub Study and Program.

PUBLIC COMMENT:

Tom Hodges, VP of Planning and Development of Mammoth Mountain, said that he liked the idea of a mobility hub, and that it related to district parking to support downtown revitalization. He spoke about the potential for a mobility hub at the civic center site. He said that Mammoth Mountain wanted to participate in the process.

Commissioner Eckert joined the meeting at 11:12 a.m.

6.2 Town of Mammoth Lakes Development Highlights

Community and Economic Development Director Sandra Moberly outlined the development highlights. There was discussion among members of the Commission and staff.

6.3 Selection of Planning and Economic Development Commission Officers and Committee Appointments

Community and Economic Development Director Sandra Moberly outlined the information in the staff report. There was discussion among members of the Commission and staff.

Moved by Chair Michael Vanderhurst
Seconded by Vice Chair Jennifer Burrows

Re-appoint Michael Vanderhurst as the Chair. Re-appoint Jennifer Burrows as the Vice Chair.

Design Committee - Re-appoint Vice Chair Burrows and Commissioner Chang with Commissioner Kennedy as the alternate.

Mobility Committee - Re-appoint Chair Vanderhurst and Commissioner Kennedy.

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

7. CONSENT AGENDA

Moved by Commissioner Greg Eckert
Seconded by Vice Chair Jennifer Burrows

Approve the Consent Agenda.

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

7.1 Approve the minutes of the regular meeting of February 9, 2022.

8. COMMISSIONER REPORTS

Vice Chair Burrows suggested that the Commission consider going back to in-person meetings. There was discussion among members of the Commission and staff.

Commissioner Eckert suggested the post office site as a mobility hub.

9. DIRECTORS REPORT

Community and Economic Development Director Sandra Moberly announced that the Town had received grant funding for Phase 1 of The Parcel. There was discussion among members of the Commission and staff regarding the Homekey grant.

10. ADJOURNMENT

The Commission adjourned the meeting at 11:54 a.m.

Jamie Gray, Town Clerk