



**Town of Mammoth Lakes Planning and Economic Development Commission**  
**Minutes of Special Meeting**

**March 18, 2025, 9:00 a.m.**  
**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

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

---

**1. CALL TO ORDER**

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

The Chair called the meeting to order at 9:01 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Commissioner Fleming announced that pursuant to Government Code Section 54953(f)(2), she would be participating in today's meeting remotely for "Just Cause" due to needing to be in Southern California for a medical appointment for an existing medical issue.

**2. PLEDGE OF ALLEGIANCE**

Public Works Director Haislip Hayes led the flag salute.

**3. PUBLIC COMMENTS**

There were no public comments given at this time.

#### **4. PUBLIC HEARINGS**

##### **4.1 Consideration of the Amended and Restated 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.**

The Chair opened the public hearing at 9:04 a.m.

Community and Economic Development Director Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Due to technical issues Commissioner Eckert was not on the meeting from 9:40 a.m. to 9:46 a.m.

Chuck Lande, applicant, thanked everyone for their consideration and offered to answer questions.

Mike McCarthy, Mammoth Lakes Fire Protection District, said that they had met with the developer regarding a fire break around Town. There was discussion among members of the Commission and Mr. McCarthy.

Garrett Higerd, District Engineer with the Mammoth Community Water District (MCWD), said that the developer was supposed to use recycled water to the maximum extent feasible and for now there was an interim agreement with MCWD to use raw water for two years while the other system was implemented. There was discussion among members of the Commission and Mr. Higerd.

##### **PUBLIC COMMENT:**

Ted Carleton, The Sheet, asked questions about the deed restricted units. Mr. Bobroff responded.

Tom Hodges, Vice President of Development at Mammoth Mountain Ski Area, said that they had operated Mr. Lande's golf course last summer in conjunction with Sierra Star, it was successful, and they will likely continue that in the future.

Meredith Stevenson spoke in opposition to the project.

The Chair closed the public hearing at 10:01 a.m.

There was discussion among members of the Commission and staff.

Moved by Commissioner Greg Eckert  
Seconded by Vice Chair Dawn Vereuck

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of the Amended and Restated Snowcreek Development Agreement as recommended by staff.

For (5): Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

**4.2 Consideration of Unmet Transit Needs within the Town of Mammoth Lakes for FY 25/26.**

The Chair opened the public hearing at 10:18 a.m.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of the Commission and staff.

With no members of the public coming forward to speak, the Chair closed the public hearing at 10:22 a.m.

**5. CONSENT AGENDA**

Moved by Commissioner Greg Eckert  
Seconded by Vice Chair Dawn Vereuck

Approve the Consent Agenda.

For (5): Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

**5.1 Approve the minutes of the regular meeting of February 12, 2025.**

**5.2 Approve the minutes of the regular meeting of March 12, 2025.**

**6. COMMISSIONER REPORTS**

Vice Chair Vereuck attended the Advisory Design Panel meeting.

Chair Vanderhurst spoke about the recent Elevation Week held in Mammoth. Chair Vanderhurst thanked Commissioner Eckert for his years of service on the Commission.

**7. DIRECTORS REPORT**

Community and Economic Development Director Nolan Bobroff thanked Commissioner Eckert for his service on the Commission and outlined the timeline for Commissioner Eckert's replacement. Mr. Bobroff gave an update regarding current construction projects in Town. There was discussion among members of the Commission and staff.

Chair Vanderhurst noted that they were trying to set up a joint workshop with the Chamber of Commerce.

**8. ADJOURNMENT**

The Commission adjourned the meeting at 10:31 a.m.

---

Jamie Gray, Town Clerk