

Mammoth Lakes Town Council Agenda Action Sheet

Title: Waive the second reading and adopt by title only the Ordinance making the required CEQA and Municipal Code findings, and approving the Amended and Restated Snowcreek Development Agreement

Council Meeting Date: 4/16/2025

Prepared by: Nolan Bobroff, Community and Economic Development Director

Recommended Motion: Waive the second reading and adopt by title only the Ordinance making the required CEQA and Municipal Code findings, and approving the Amended and Restated Snowcreek Development Agreement

Summary: The Town Council considered the Amended and Restated Snowcreek Development Agreement at a public hearing on April 2, 2025, and voted 5-0 to waive the first reading and introduce by title only the ordinance making the required CEQA and Municipal Code findings, and approving the Amended and Restated Snowcreek Development Agreement with modifications to Sections 2.2.1.2 (Golf Course Operations Plan), 2.2.1.7 (Wildfire Mitigation), and 11.15 (Unavoidable Delays).

If the Town Council approves the ordinance for the Amended and Restated Snowcreek Development Agreement, the ordinance will become effective on the 31st day following the adoption of the ordinance (i.e., May 17, 2025). The adoption of the ordinance approving a development agreement by the Town Council is subject to referendum in compliance with Government Code §65867.5 for a period of 30 days.

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.

As a result of the impending expiration of the SDA in July 2025, the Developer is requesting an amendment to the SDA. The requested amendment proposes to: (1) extend the SDA for an additional 20 years through 2045; and (2) to remove the language that shortens the term of the DA if the golf course and hotel are not constructed during a specified term. In exchange for the extension, the Town is asking for: (1) a commitment to operate the existing 9-hole golf course for the life of the extended SDA; (2) the permanent protection of the existing 9-hole golf course area for open space and recreation purposes; (3) the potential for interim recreation uses on the golf course expansion area; (4) a commitment to work with the Fire District on the construction of fire breaks through the Snowcreek VIII site; and (5) all of the ‘greater community benefits’ identified in the SDA to remain in place. The other proposed amendments are intended to: (1) improve the clarity of what is required under the SDA with regards to affordable housing and fees; and (2) to improve the clarity of the agreement.