



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

April 9, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck,
Chair Michael Vanderhurst

Members Absent: Commissioner Greg Eckert, Commissioner Lana Grand

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

John Urdi led the flag salute.

3. PUBLIC COMMENTS

Public Works Director Haislip Hayes gave an update regarding the 2024 Multi-Jurisdictional Hazard Mitigation Plan.

4. WORKSHOP

4.1 Workshop with the Planning & Economic Development Commission and Mammoth Lakes Chamber of Commerce Board of Directors.

Mammoth Lakes Chamber of Commerce Board Members Todd Roberts, Wyatt Simmons, John Urdi, Sonja Bush, Vice Chair Tom Parker, Chair Elect Luan Mendel, and Chair Alisa Mokler Harper were in attendance.

Treasurer Kerry Peterson and General Counsel Bob Brumfield participated by Zoom.

Community and Economic Development Director Nolan Bobroff gave an update regarding the HousingNow! Program. There was discussion among members of the Commission, the Board, and staff.

There was discussion among members of the Commission, the Board, and staff regarding the agenda topics.

PUBLIC COMMENT:

Brent Truax spoke about the need for guidance to businesses and plan updates.

Liz Grans, Mono County Economic Development Director, said that they were developing a new work plan including stakeholder outreach and that she wanted to collaborate.

The Chair called a recess at 10:10 a.m. and the Commission reconvened at 10:15 a.m.

5. BUSINESS MATTERS

- 5.1 Consideration of Major Design Review 25-001 requesting approval of a 10,461 square foot multipurpose building for housing airport safety operations equipment including the Aircraft Rescue and Firefighting (ARFF) equipment and snow removal equipment located within the Terminal Area Development Project site of the Mammoth Yosemite Airport property. The modified multipurpose building design is consistent with the 2022 Addendum to the Mammoth Yosemite Airport Terminal Area Development Project certified EIR (State Clearinghouse No. 2019100384).**

Applicant/ Property Owner: Sierra Waugh, Deputy Airport Manager / Town of Mammoth Lakes

Senior Planner Kim Cooke gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approve Design Review (DR) 25-001 with conditions as recommended by staff.

For (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Greg Eckert, and Commissioner Lana Grand

Carried (3 to 0)

5.2 Consideration of Major Design Review 24-008 and Administrative Permit 25-001, for the Mammoth Hospital North Wing Replacement project located in the Public/Quasi-Public (P/QP) zoning district. The project consists of construction of a 60,788 square foot hospital building to replace the existing acute care medical services building in compliance with California's seismic retrofitting requirements. The project is exempt from further environmental review pursuant to State CEQA Guidelines §15302(a).

Applicant/ Property Owner: Mark Lind, COO for Mammoth Hospital / Southern Mono Healthcare District

Senior Planner Kim Cooke gave a presentation outlining the information in the staff report. There was discussion among members of the Commission, the applicant team, and staff.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 24-008 and Administrative Permit 25-001 with conditions as recommended by staff.

For (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Greg Eckert, and Commissioner Lana Grand

Carried (3 to 0)

6. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Cynthia Fleming

Approve the Consent Agenda.

For (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Greg Eckert, and Commissioner Lana Grand

Carried (3 to 0)

6.1 Approve the minutes of the regular meeting of March 18, 2025.

7. COMMISSIONER REPORTS

There were no reports given at this time.

8. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff spoke about the interviews and appointment for Commissioner Eckert's vacancy. He reported that the Town Council unanimously voted to approve the Snowcreek DA and the second reading of the Clearwater Specific Plan amendment. He gave an update on construction in the community.

9. ADJOURNMENT

The Commission adjourned the meeting at 10:53 a.m.

Jamie Gray, Town Clerk