

## GENERAL GOALS OF THE MAMMOTH LAKES GENERAL PLAN

The following are the goals of the Mammoth Lakes General Plan:

1. To provide for community development that is consistent with the community's general health, safety and welfare.
2. To preserve and maintain the unique natural setting and mountain resort character of Mammoth Lakes while accommodating changing community needs and conditions.
3. To preserve and maintain the natural environment and wildlife of the area.
4. To provide opportunities for economic growth and diversification.
5. To provide a wide range of housing, employment and community facilities for the Town.
6. To provide a land use plan and policies that provide suitable types and intensities of land use.
7. To establish conservation and development policies for the wise management of the Town's resources.
8. To establish transportation policies that will promote the development of a comprehensive transportation system for the community.
9. To establish policies for the development of public services and facilities in accordance with the community's needs and the Town's resources to provide for those needs.

### Administrative Policies

The following policies are set forth to facilitate the achievement of the overall planning goals for the Town of Mammoth Lakes:

1. The Mammoth Lakes General Plan shall serve as the comprehensive guide for planning and development for the Town.
2. The General Plan shall be thoroughly reviewed on a regular basis, but not less than every five years, and will be amended and revised to reflect the Town's changing needs and conditions.

3. The proposed revisions and amendments to the General Plan shall be fully reviewed at public hearings before adoption by the Town Planning Commission and Town Council.

4. The Town Development Code and other ordinances shall be in conformance with the General Plan and shall provide performance standards for development.

5. Land use information and other planning data shall be continually maintained and updated in order to monitor how well the objectives of the General Plan are being met, and to detect any changes in community needs and requirements which should be addressed in the General Plan. Existing land uses shall be inventoried and updated as occupancy permits are issued in order to easily maintain the land use data base.

- The Town shall monitor changes in the ski industry development and other economic developments which could have a direct effect on community facility requirements and growth.

- The Town shall monitor the community's population trends and characteristics to detect changes in community needs which should be reflected in the General Plan.

- The Town shall monitor transportation patterns and housing needs in order to detect when improvements should be made and when General Plan policies should be modified.

6. The Town shall monitor and maintain a liason with the Mammoth Mountain Ski Area (MMSA), U.S. Forest Service and all public agencies and private entitites which might have an impact on the Town. This will require joint planning and decision making regarding the development of ski areas commensurate with the community's ability to accommodate additional visitors and growth. Any agreements should set forth each participant's responsibilities for provision of seasonal and year-round employee housing, transit, overhead lift facilities and services required commensurate with existing and future ski area expansion. Also, a similar arrangement shall be established between the Town, the Sherwin Bowl or other operators and the U.S. Forest Service. Additional areas of concern between the Town and the Forest Service include any future ski area or major recreation developments potentially affecting the Mammoth Lakes Community.

7. The Town shall establish a Planning Area which includes lands beyond the Town Boundaries in which the Town has an interest or activity or on which development or other activities could be established which may impact the Town. Within the Planning Area, the Town shall establish an Urban

Service Boundary as a prerequisite to the establishment of a Sphere of Influence by the Local Agency Formation Commission.

8. The Town's Capital Improvement Program shall be reviewed by the Planning Commission and Town Council on an annual basis to determine conformity with the Mammoth Lakes General Plan.