

Attachment #11

TOWN OF MAMMOTH LAKES
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES

March 25, 2015

BUSINESS MATTERS

1. Site Visit at 413 Rainbow Lane for Mountainside Project (Tentative Tract Map 15-001, Variance 15-001, Use Permit 15-001, Design Review 15-001, and Adjustment 15-001).

The meeting was called to order at 2:12 p.m. at 413 Rainbow Lane. All Commissioners were present, with the exception of Vice Chair David Harvey.

Jen Daugherty, Senior Planner, discussed the project with the Commission and pointed out various items of interest.

John Hooper, applicant, discussed the project and building design with the Commission.

The Commission asked questions and Ms. Daugherty and Mr. Hooper responded.

Vice Chair Harvey arrived.

The Commission left the site at 2:55 p.m.

2. Site Visit at 59 Hillside Drive (Grayfox Project).

The Commission convened at the site at 3:05 p.m.

Ms. Daugherty pointed out items of interest. The Commission left the site at 3:10 p.m.

COUNCIL CHAMBERS, SUITE Z
MINARET VILLAGE SHOPPING CENTER

ROLL CALL

The Commission reconvened in Suite Z at 3:26 p.m. Commissioners Amy Grahek, Elizabeth Tenney, Michael Vanderhurst, Vice Chair David Harvey, and Chair Madeleine Brown were all present.

PLEDGE OF ALLEGIANCE

Chair Brown led the pledge of allegiance.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

3. Workshop for Mountainside Project (Tentative Tract Map 15-001, Variance 15-001, Use Permit 15-001, Design Review 15-001, and Adjustment 15-001; 413 Rainbow Lane).

Chair Brown introduced the item.

The Commission discussed the questions that staff posed in the staff report.

Ms. Daugherty presented information about the proposed location for the dumpster.

CONSENSUS

The Commission had consensus that they did not have any concerns regarding the proposed setbacks, building height variance, dumpster location, or project and building design.

Ms. Daugherty summarized the proposed alternate housing mitigation plan (AHMP).

SPEAKING FROM THE FLOOR

Jennifer Halferty, Mammoth Lakes Housing (MLH) Executive Director, referenced the MLH report that outlines the MLH Board's findings. She said that MLH does not believe the first finding that the location is not appropriate for workforce housing has been met.

Commissioner Harvey read a letter summarizing his feedback regarding the AHMP.

There was a discussion amongst the Commission. They asked questions of staff and staff responded.

Chair Brown discussed why she is supportive of the AHMP.

SPEAKING FROM THE FLOOR

John Hooper, applicant, said he does not think the location is appropriate for workforce housing due to the seasonality of employment at Canyon Lodge and he is concerned about current lawsuits related to inclusionary housing.

Ms. Halferty said that mitigation fees are also part of the legal analysis that is currently in court. She said the Town will be moving forward with its updating housing policy regardless of what the Supreme Court decides.

The Commission provided additional comments.

COMMISSIONER REPORTS

There were no reports.

DIRECTOR'S REPORT

Ms. Daugherty reported on the woodstove replacement program success to date and that the program is now open to noncompliant properties.

Sandra Moberly, Planning Manager, provided an update on the Floor Area Ratio (FAR) project. She reported on upcoming meetings.

ADJOURNMENT

The meeting ended at 4:15 p.m.

Respectfully submitted,

Pam Kobylarz
Planning and Economic Development Commission Secretary