



Town of Mammoth Lakes

Main Base Redevelopment (GPA 22-001, DZA 22-001)

Town Council Workshop – Summary Notes

September 21, 2022 | 6:00 p.m. (Video online [here](#))

Introduction

On Wednesday, September 21, 2022, the Town of Mammoth Lakes (Town) Council hosted a workshop to receive an application presentation and update on the Mammoth Main Base Redevelopment Project and provide initial questions and comments.

The meeting was led by Mayor Lynda Salcido and opened by Sandra Moberly, Community and Economic Development Director. After Mrs. Moberly introduced the project, Tyler Lee, Inyo National Forest Mountain Resort Specialist, provided context on the Forest Services' Master Development Plan (MDP) and Project Proposal Letter (PPL) processes.

Ron Cohen, Mammoth Mountain President and Chief Operating Officer, presented the Mammoth Main Base Plan. After the presentation, Councilmembers and Planning and Economic Development Commissioners provided initial comments.

Comments and Discussion

Comments and discussion from the workshop are summarized below.

Comment	Discussion/Applicant Response
Support for the project; positively received; appreciate revisions made since last presented to Council	-
Concern about addressing housing need; future presentations should include a focus on housing	Incremental housing need is being analyzed, but currently estimating about 100-150 incremental employees MMSA currently has 500 employee beds, recently purchased Sierra Lodge for additional housing, and leases units in Bishop
A financing district must be established for this project so the Town can receive benefits from the property tax increase (e.g., EIFD, etc.); MMSA should help the Town negotiate this with the County	-

Comment	Discussion/Applicant Response
Need to understand economic impact on the region and the town; don't want to cannibalize existing businesses/facilities (e.g., hotels/TOT, Community Recreation Center/ice rink)	Expect positive impact to be additive to the community, but this will be evaluated
Concern about traffic impacts (e.g., Forest Trail), especially with other new hotels being developed in the North Village	Traffic analysis will be done
Desire to see Eagle Lodge development to replace existing sprung structure	Main Base portal is first to open and last to close; Mammoth Mountain Inn is almost 70 years old and needs to be replaced; capital market will determine timing Eagle Lodge development
Sequencing needs to be considered with related projects (road to Reds Meadow, fuels reduction, etc.)	Sequencing with rerouting of SR 203 is also critical
Need for recreation infrastructure to support this level of improvement – need commitment from USFS to provide this	Applicant plans to place some of these improvements at the Main Base development (on private property) (e.g., bathrooms, etc.)
Concern with heights up to 8 stories; tree canopy here is shorter/wind-stunted	Nothing proposed would be taller than buildings in town (Westin)
Concern about tree removal on Parcel B	Tree removal will be studied; Parcel B is mostly ponds now; desire is to have a healthy forest and retain forest feel
How will project phasing affect TOT?	-
Support for the reclaimed water facility	-