

ADVOCATES FOR MAMMOTH INFORMATION BULLETIN – HOLIDAY HAUS PROJECT

Yesterday, in one of its first opportunities to either adhere to – or ignore – the spirit of the new General Plan, and to listen to – or ignore – the persistently expressed wishes of the Community, the Planning Commission approved double density and heights more than 20 feet over code for the Holiday Haus condo/hotel project. This was done by a vote of 4-0, Duggan recusing herself.

The Holiday Haus is a relatively small project, a single condominium hotel with 120 rooms on Main Street just east of the corner of the Main Street/Minaret corner. Its importance in this discussion is that it shows that the Planning Department and the Planning Commission intend to continue circumventing codes approved by the Community and currently in place.

The Holiday Haus was processed under the 1987 General Plan which calls for 40 units per acres and 35 feet height. The Planning Office, as always, recommended, and the Commission, as always, approved these amendments in exchange for underground parking – which, in fact, all developers automatically plan to provide due to the high cost and scarcity of land in Mammoth. It had been discussed several times during the General Plan Update that this discretionary increase was no longer applicable in our Town.

Double density and height was also given in exchange for what the Planning Office and Planning Commission cite as “Town” amenities. These supposed “Town” amenities include the need for a 3 Star hotel in this location, conference/meeting space, patio, bike storage, indoor pool, outdoor sled hill/snow play, walkways and building their required affordable housing units on site.

The Advocates position is that all of the above supposed “Town” amenities are in fact project amenities being provided for its hotel guests and to enhance its condo sales marketing campaign. All of the “amenities” fall within what is required for the base density on a site, not for increased density.

Commissioner Barrett was, again as always, a fervent proponent for the project even embellishing on and adding to the developers presentation. The discussions by other Commission members were superficial at best – windows, lighting, liquor license, elevator, closet space, etc – while the issues of concern to the Community - density, height, PAOT - were virtually ignored.

It is apparent that both the current Planning Office and the current Planning Commission will continue their efforts to circumvent the letter and the spirit of the new General Plan and the clear wishes of the Community. Policy direction to these two entities is given by the Town Council. Please let Town Council members know how you feel about the direction the Planning Office and Planning Commission is taking us. Email addresses are below.

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