

JUNE LAKE RECOMMENDATIONS

INTRODUCTION

Residents of June Lake are unanimous in their appreciation for a long list of positive community attributes, but there were also some areas where they found their community lacking, including:

- the short tourist season and the dependence of the local economy on tourism
- lack of affordable housing
- infrastructure concerns, especially water supply and sewage capacity
- inadequate bike and pedestrian facilities
- small number of services, but good proximity to regional services
- the drastic economic changes pending the June Mountain development project

More so than any of Mono County's unincorporated communities, June Lake also has a well developed, coherent set of planning policies and objectives. These policies fully support the community's own vision of itself, based upon the results of the July 15 and 16 workshops.

Instead of refining these policies as we have done in other communities, our recommendations for June Lake focus more on specific action steps the community can take to help realize its vision.

We examine three key areas in this paper:

- Land exchange opportunities
- Transportation
- The IntraWest development and how it can be shaped to maximize positive benefits on the community and minimize negative impacts

Economic Development and Job Creation goals are explored in a separate paper focusing on that subject.

In addition to the specific recommendations outlined below, the community also recommends holding more regular meetings of the June Lake Regional Planning Advisory Committee, and distributing minutes from those meetings widely. Many workshop attendees were not aware that the RPAC meetings were open to the public.

LAND EXCHANGE OPPORTUNITIES

The community supports transferring the land underlying the Community Center and Park from the Forest Service to the County. This could create opportunities by removing Forest

Service restrictions that currently affect the use of these community assets. For example, it has been mentioned that the community could not have a day-care center at the community center that might compete with the day-care concessionaire at June Mountain.

TRANSPORTATION

There are several key transportation issues that will need to be addressed in June Lake over the next five to ten years:

- Given its geography and development patterns, June Lake is ideally suited to travel by foot, bicycle and cross-country skis. Unfortunately, adequate pathways and bike lanes are missing. What funding is available to widen Highway 158 to add shoulders and bike lanes? What opportunities are there to create easements for multi-use trails throughout the area and off the highway? Where do such projects fit within the overall priorities of the community and the County's Local Transportation Commission? The community supports exploring these options with the County Planning Department and other relevant agencies.
- What opportunities are there to improve parking and multimodal circulation along Main Street in June Lake Village? A limited sidewalk project is planned, but this project does not connect with other key community facilities. The community supports pursuing a multimodal access project that includes not only the core area of the village, but connections to Down Canyon and elsewhere.
- Parking capacity in the village is limited, and may need to be increased in the future to capture more visitors heading to June Mountain.
- Some planners have suggested the street be converted into a one-way loop, but are the benefits of the proposal worth the costs in terms of confusing circulation? Many communities around the country now are switching their one-way street systems back to two-way. There was no consensus on this issue in the community, and it will need further analysis in conjunction with future development plans.
- The June Mountain development and the Mammoth airport improvements have the potential to greatly increase the potential for transit in June Lake. As part of the June Mountain development process, the community should explore shuttle connections to the airport and the development of parking lots outside the community with shuttles to the Mountain.
- June Lake should consider teaming with Mammoth Lakes to establish Yosemite Area Regional Transportation Strategy transit service to Yosemite.
- If roads or wide trails are not cleared of snow in the winter, horse-drawn sleighs could be used as taxis.

- The community and the County should work with Intrawest to limit the transportation impacts of the June Mountain development. The community may be willing to support a higher level of development there if not all visitors bring their cars to the site.

INTRAWEST DEVELOPMENT PROPOSALS

Likely the most difficult issue facing June Lake is the very large development proposal Intrawest has for June Mountain. With the potential for a resort for 7,000 new visitors, this development more than any other issue will drive the future of the community. Depending on how it is designed and implemented, June Mountain has the potential to be a great asset to the community with little in the way of negative impacts, or it can destroy all of the qualities current residents cherish most.

In order to make the project turn out for the best, residents need to organize now and decide what they want from Intrawest. As a shareholder-held corporation, Intrawest is clearly in the business of making money, but it is not in their interest to make their neighbors angry. As a major, successful developer, they are experts at the development process and making smart compromises to keep their projects on schedule.

The following steps are guidelines for any community to work with a large developer proposing a project in the community:

1. Decide what you want

The June Lake Citizens Advisory Committee is a ready forum for discussing what the community really wants from the June Mountain development. Key questions to address include:

- Who is the target visitor?
- What should the project design look like?
- How should transportation issues be handled?
- How should it be phased?
- Where will employees live?
- What mix of services will be available?
- How will water, sewer and power needs be met?
- How can the community partner with Intrawest in order to create the greatest economic benefit for everyone?

It is important to try to create a compelling vision of what you would like to see in the project and to be able to communicate that vision to others. For example, instead of trying to replicate Whistler or Vail, why not build something more like St. Anton in the Alps? What if there were no automobile parking on-site, except for disabled visitors? Installing off-site

parking and a shuttle system would dramatically shift the design of the project, creating a true village with a fair-like atmosphere. If the parking were placed east of June Lake Village, visitors would shuttle past the village on the way to the lifts, greatly increasing the visibility of existing businesses, and creating a transit system that would be useful for existing residents and businesses.

2. Enlist allies

There are a large number of special interest groups in the greater Sierra region whom you can partner with to gain a better understanding of the complex issues surrounding the development. Environmental groups, the Mono Lake Committee, the Sierra Business Council, the Local Government Commission and other groups all have an interest in ensuring the development is as sound and sustainable as possible.

3. Understand the development process

Meet with County officials to understand clearly the whole development process from start to finish, including what opportunities there are for public involvement. The County is very interested in making sure that development projects have the support of community members.

4. Work with key agencies

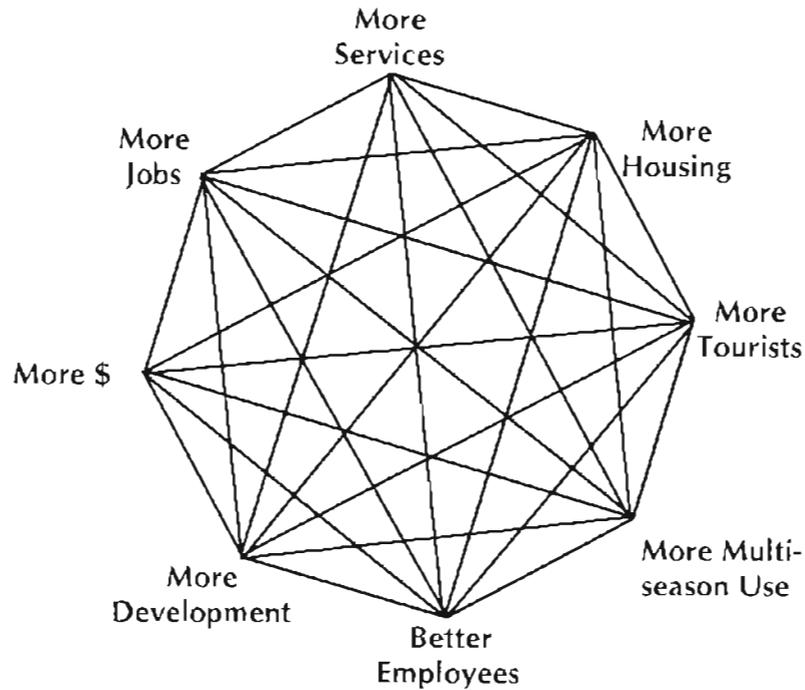
Mono County has development approval authority in June Lake, but the June Lake Public Utilities District and the Forest Service will also need to take action in order for the project to move forward. The PUD is very important because they will need to approve the water and sewage treatment plan for the project. The community should make sure that the project does not damage water quality in the Loop and does not affect water levels in the lakes. Furthermore, the Forest Service will need to approve any expansion of lifts on the Mountain. With its land exchange policies, the Forest Service may prove to be a key ally by buying up remaining undeveloped private parcels in the area or offering up a remote parcel for off-site parking.

5. Be prepared to compromise

The entire development process is based upon careful compromises. It is therefore important to learn early on what is most important to the existing community and what is most important to the developer. Be prepared to lose on small items in order to win on the big ones.

OTHER JUNE LAKE MEETING NOTES

Addressing June Lakes problems is complicated by the fact that they are all interrelated, and solving one problem may create a new problem in another area.



CHANGE IS INEVITABLE

Short Term

- **Need for employee housing**
 - Building codes to encourage affordable housing
 - Daycare
 - Grants/loans for affordable housing/CDBG funds

- Combat **N**ot
In
My
Back
Yard

Low/Moderate
income housing
can be NICE

- **Improve Community Design**

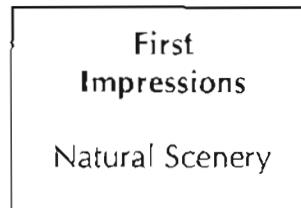
- Funds for business owners to improve property

Smallish changes

- Clean up the town
- Paint/Upgrade
- Improve maintenance in the village
- Sidewalk
- Downtown parking
- New light fixtures?
- Landscaping/**flowers**/trees

Bigger changes

- A theme/development codes?
Fishing Village
Canterbury Tales
Bavarian Village
Mining Town



ACTIONS

- Cooperative Marketing Programs Services
- Multimodal Improvements
- Village Improvements

NEXT STEPS....

- Peer Villages

How do they operate?

How did they implement?

Leavenworth

Highway 49 towns

Sisters, OR

Oaury, CO

Moss Landing

Mt. Shasta City

Are they incorporated?

Town councils?

Winthrop, WA

North, CA

Coastal Towns

Helen, GA

- How do these ideas transfer to County policies and plans?
- Who is our voice? Town Council?
- How to adjust existing county policies?