

**Mammoth Lakes Town Council**  
**Agenda Action Sheet**

**Meeting Date:** June 21, 2017

**Prepared By:** Sandra Moberly, Community and Economic Development Manager

**Submitting Department:** Planning

**Title:** Suspension of work on development of a Minimum Floor Area Ratio (FAR) Municipal Code modification.

**Recommended Motion:** Approval of suspension of work on development of a Minimum Floor Area Ratio (FAR) Municipal Code modification and staff direction to continue developing off site parking options and incentives to encourage higher lot coverage projects.

**Background Information:** The Town has discussed the concept of a Minimum Floor Area Ratio (FAR) for several years now, in association with the implementation of a Maximum FAR of 2.0 in the commercial zones. The Council held a joint meeting with the Planning and Economic Development Commission on April 5, 2017 and discussed additional analysis that would be needed in order to move forward with implementation of a Minimum FAR. The most significant issue discussed was providing parking for businesses within the commercial zones to allow required parking to be shifted off site. Because providing alternative parking locations will take a significant amount of time, staff recommends that the Minimum FAR discussion be suspended until the parking challenges can be solved. Other areas needing additional review and analysis related to the application of a Minimum FAR included:

- Regulatory means to achieve the General Plan Community Character goal without the use of minimum FAR (e.g. review of existing downtown development standards, requiring two story buildings, requiring mixed uses, etc.).
- Retail/commercial capacity (existing and future) in the commercial zoning districts and related parking needs for a 0.5 and 0.75 minimum FAR.
- Nonconforming structures:
  - o Removal or modification of 25% rule for nonconforming commercial structures (and whether there should be a limitation on the number of incremental additions).
  - o Additions to nonconforming buildings (i.e. how much additional floor area could be added before the building should be brought into compliance with minimum FAR requirement).
  - o Process and requirements for non-conforming commercial structures damaged by fire or similarly destroyed.
  - o Options to incorporate leniency for existing structures and businesses to expand.
  - o Incentive-based approach to achieve a minimum FAR.

The work to address the various issues raised will require substantial staff time and potential consultant assistance. This level of work is not in the current work program or budget. Staff will continue to analyze other ways to encourage the Minimum FAR in the commercial zones without the imposition of a Minimum FAR requirement, with a focus on options to address parking requirements. For additional background and analysis on Minimum FAR please see the Town Council agenda packet dated April 5, 2017.

**Attachments:**

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