



PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Lost Valley Ski Resort- Special Exception and Site Plan Review- 150 Lost Valley Road

Date: June 14, 2016

- I. PROPOSAL- Scott Shanaman, President of Lost Valley Management, LLC, is seeking approval of a Special Exception and Site Plan Review for various outdoor recreation activities in the Agricultural and Resource Protection Zone and a digital sign in the Low Density Country Residential Zone at a property located at 150 Lost Valley Road (PID # 295-008) pursuant to Section 60-145 b, 5 (Recreational Use of Land in the Ag Zone, Special Exception), Section 60-1366 (Special Exception), Section 60-1277, (Site Plan Review) and Section 60-638 (b) 5 (Signs, on-premises; in a Residential District) of the Auburn Code of Ordinances.

OUTDOOR RECREATION-

Lost Valley Ski Resort has been an important part of Auburn’s outdoor recreation scene for over 50 years. The new owners want to make Lost Valley a 4 season outdoor recreation facility and have proposed a number of changes and additional facilities. The applicant will need to meet the conditions and requirement of the Special Exception and Site Plan Review of the Zoning Ordinance.

General Additions and Improvements: Planning Board approval not needed.

1. Lift Service Mountain Biking
2. Improved trails
3. Ice Cream Shop
4. Outdoor Concerts
5. Fall Harvest Event (3 or 4 weeks long)

Additions requiring Planning Board Approval

1. Snow Tubing Park and New “Magic Carpet” Lift
2. Volleyball Courts

3. Horseshoe Pits
4. Disc Golf
5. Zip Lines
6. Ropes Course
7. Climbing Wall

DIGITAL SIGN

The applicant is also proposing to add a digital sign at the corner of Young's Corner and Lost Valley Road. This part of the property is zoned Low Density Country Residential (LDCR). Normally, these kinds of signs are not allowed in the LDCR zone. Auburn's Sign Ordinance, Section 60-638 Signs, on-premises, (b) residential districts, (5) Signs permitted pursuant to a site plan review; provides an opportunity to use a site plan review process for signs not normally allowed in that zone. Section 60-637 General Provisions, lists the general provisions and regulations for signs. The applicant will need to meet those requirements (for a digital sign) should the Planning Board approve the request.

- II. DEPARTMENT REVIEW- The Plan Review Committee met on May 18th and reviewed this plan.
 - a. Police- Tim Cogle commented that the digital sign needs to be approved by the Chief of Police. He also mentioned that the digital sign shouldn't be too bright in the evening and that nowadays, digital signs are adjustable.
 - b. Auburn Water and Sewer- No Comments.
 - c. Fire Department- No comments.
 - d. Engineering- Regarding the proposed tubing park, Gary Johnson said that because it wasn't adding impervious surface, it shouldn't be a problem. He also said that the existing banner sign and proposed digital sign at the corner of Young's Corner and Lost Valley Road is located with a public street right of way.
 - e. Public Services- Public Services has a form/application for signs located in public right of way. This should be completed prior to the sign being constructed.
 - f. Planning and Development- The Planning Staff asked for dimensions for the new additions to be added to the site plan. Cristy Bourget asked about the location of parking for the tubing area. The Planning Staff wanted the site plan to include existing parking and locations.

III. PLANNING BOARD ACTIONS- The Planning Board will consider taking action on two different parts of the application. The outdoor recreation will require a Special Exception and Site Plan Review and the digital sign requires action on the Sign Ordinance and Site Plan Review.

A. **Special Exception and Site Plan Review-** Adding additional outdoor recreation to the Lost Valley Ski Resort, which is located in the Agricultural and Resource Protection Zone is a Special Exception and Site Plan Review.

PART 1. Special Exception- *The applicant must meet the conditions of the Special Exception Law Section 60-1336 as follows:*

(1) *That the special exception sought fulfills the specific requirements, of the zone the property is located in relative to such exception.*

Applicant has met the requirements of the zone.

(2) *That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.*

The application will not create safety hazards.

(3) *That the special exception sought will not block or hamper the recommendations of the 2010 Comprehensive Plan regarding the pattern of highway circulation or of planned major public or semipublic land acquisition.*

The application will not hinder implementing the recommendations of the 2010 Comprehensive Plan.

(4) *That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.*

The application to expand outdoor recreation activities is consistent with the current facilities and does not pose negative impacts to the surrounding neighborhood due to the distance from adjacent residences.

(5) *That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management, green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.*

The proposed outdoor activities proposed in the application have been provided with adequate land and open space area, off-street parking, stormwater management (with the approval of a Phosphorus Control Plan) and waste facilities.

(6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

Applicant has met the standards imposed by the City's Building Code and Zoning Ordinance.

(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

Essential city services are available.

PART 2- Site Plan Review-

"The applicant must meet the following provisions of the Site Plan Review Law- Section 60-1277 as follows:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

The applicant's site plan adequately protects adjacent areas from detrimental uses and provides adequate surface water drainage and buffers. Subject to an approved Phosphorus Control Plan.

(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

The applicant's site plan allows for the safe vehicular and pedestrian movement.

(3) Adequacy of the methods of disposal for wastes; and

The applicant's site plan provides adequate disposal of wastes.

(4) Protection of environment features on the site and in adjacent areas.

The applicant's site plan adequately protects the environment both on-site and in adjacent areas.

B. **Sign Ordinance and Site Plan Review-** The applicant is requesting approval of a digital.

DIGITAL SIGN- The applicant is also proposing to add a digital sign that will replace an existing banner sign at the corner of Young's Corner and Lost Valley Road. This part of the property is zoned Low Density Country Residential (LDCR). Normally, these kinds of signs are not allowed in the LDCR zone. Auburn's Sign Ordinance, Section 60-638 Signs, on-premises, (#5) Signs permitted pursuant to a site plan review; provides an opportunity to use a site plan review process for signs not normally allowed in that zone.

"The applicant must meet the following provisions of the Site Plan Review Law- Section 60-1277 as follows:

(1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;

The applicant will have to present information and evidence that the digital sign will not be detrimental or offensive to adjacent areas or cause any danger to the

driving public. In addition, the Auburn Police Department will need to approve the sign as a condition of approval.

- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

The applicant will have to present information and evidence that the digital sign will not cause an unsafe situation for vehicles. In addition, the Auburn Police Department will need to approve the sign as a condition of approval.

- (3) Adequacy of the methods of disposal for wastes; and

The applicant's request for a digital sign will not have an impact on the disposal of waste.

- (4) Protection of environment features on the site and in adjacent areas.

The applicant will need to present information and evidence that the digital sign will not have a negative environmental impact on the site and adjacent areas.

IV. STAFF RECOMMENDATION-

A. Special Exception and Site Plan Review-

The Staff has reviewed the Lost Valley Ski Resort's application for Outdoor Recreation in the Agricultural and Resource Protection Zone and recommends **APPROVAL** with the finding that the applicant meets the 7 conditions of Section 60-1366, Special Exception, with a condition that a Phosphorus Control Plan is approved prior any construction activity.

B. Site Plan Review-

The Staff reviewed Lost Valley Ski Resort's Site Plan as part of its application to the Planning Board and recommends **APPROVAL** with the finding that the applicant meets the provisions of the Site Plan Review Law- Section 60-1277.

C. Sign Ordinance and Site Plan Review-

The Staff will hold off a recommendation for a digital sign at the corner of Young's Corner and Lost Valley Roads pending the applicant providing information and evidence that the digital sign will meet provisions 1,2 and 4 of Section 60-1277 (Site Plan Law). In addition, the Auburn Police Department will need to approve the digital sign as a condition of approval. The Staff does generally support Lost Valley Ski Resort being able to advertize its activity to the public.

Should the Planning Board approve parts A, B and C, the approval is subject to the following conditions.

1. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.

2. No development activity for the proposed snow tubing area until a Phosphorus Control Plan is approved by the Division of Planning and Permitting.
3. Approval by the Auburn Police Department of the proposed digital sign at the corner of Young's Corner Road and Lost Valley Road is required prior to the issuance of a sign permit.
4. Approval by Auburn Public Services of a Private Facility Exception License for the proposed digital sign at the corner of Young's Corner Road and Lost Valley Road is required prior to the issuance of a sign permit.


Douglas M. Greene, A.I.C.P., R.L.A.
City Planner

City of Auburn, Maine

"Maine's City of Opportunity"

Department of Public Services Engineering Division

"Provide Innovative Ideas and Responsible Results"

APPLICATION FOR A PRIVATE FACILITY EXCEPTION LICENSE

A "Private Facility Exception License" is a statement from the City of Auburn that acknowledges a private installation within the public right-of-way limits. No property rights or guarantees for the continued use are granted as part of this acknowledgement. The recipient of a Private Facility Exception License is allowed to install/leave the described property within the public right-of-way until such time that it interferes with the street or any related activities. Upon notice of interference, the owner may be required to adjust, relocate or entirely remove the property from the public right-of-way. All direct and indirect expenses incurred with such adjustment, relocation or removal shall be borne entirely by the owner of the installation. The following is an application for such acknowledgement from the City:

1. Owner Information:

Name: Lost Valley Holdings Inc.
Address: 200 Lost Valley Rd.
Town: Auburn State: Maine Zip: 04210
Telephone: (207) 784-1561 Fax: (207) 784-0735 E-Mail: scott@aerialndt.com

2. Information Regarding Proposed Installation:

Street: Lost Valley Road
Type of Installation: Business signs
Distance from centerline or edge of pavement (circle which): 6 feet, 3 inches
Depth of cover or height above existing ground (circle which one applicable): 7 feet, 8 inches
Describe the location (distance & direction) from the nearest street intersection, driveway or utility pole:
Main sign is 14 feet from nearest utility pole.

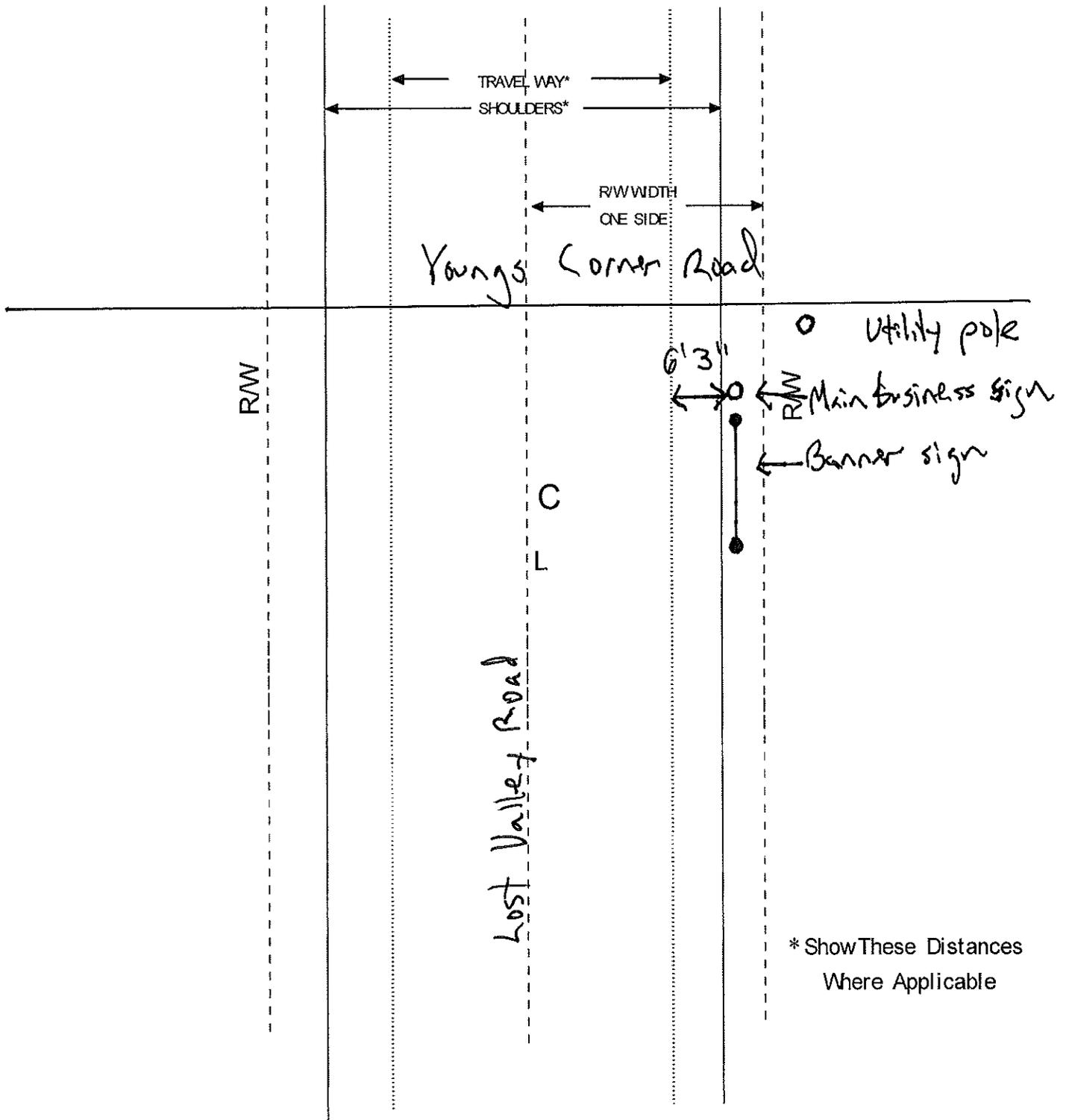
3. Additional Requirements:

- Please use the attached sketch plan to show the specific location of your proposed installation in relation to the street and your property lines. All distances must be clearly shown, along with any major obstacles or potential conflicts.
- ARE YOU CROSSING THE STREET? YES NO
- DO YOU OWN BOTH SIDES OF THE STREET? YES NO
- If this installation is within the street right of way, and in front of any property not owned by you, you must attach a letter from the abutting property owner(s) stating they do not object to your installation.
- Upon completion of your application package, please deliver, mail, or email

Owner's Signature: Scott Shanaman Date: June 8, 2016
Sign and Print your name

NAME: Lost Valley Holdings Inc. DATE: June 8 2016
TOWN: Auburn, Maine

The purpose of this "Sketch Plan" is to show the location of the proposed facility in relation to the highway. This plan is not necessarily drawn to scale, however, all reference points, offset distances and lengths must be accurately indicated.



* Show These Distances
Where Applicable

