



**PLANNING BOARD UPDATED 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: July 12, 2016

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- 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 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) 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.

**Outdoor recreation expansions 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

- II. UPDATED DEPARTMENT REVIEW- The Planning Board postponed the Special Exception and Site Plan Review at their June 14<sup>th</sup> meeting based on not having enough information to make a decision. City Staff from the Planning Office,

Engineering and Police Department met with the applicant to discuss a vehicular and pedestrian safety plan. Revised site and schematic plans have been submitted and reviewed.

- a. Police- Is now satisfied with the revised schematic plan that shows, a crosswalk, lighting, a designated pedestrian circulation plan and road signage.
- b. Auburn Water and Sewer- No new comments.
- c. Fire Department- No new comments.
- d. Engineering- Is satisfied with the revised schematic plan.
- e. Public Services- No new comment
- f. Planning and Development- The Planning, Engineering and Police staff met with the applicant twice after the June 14<sup>th</sup> meeting discuss a pedestrian and vehicle safety and circulation plan.

- III. UPDATE ON PLANNING BOARD ACTIONS- The Planning Board postponed taking action on Special Exception and Site Plan Review based on the *Special Exception Law Section 60-1336 (# 2)* and *Site Plan Review Law- Section 60-1277 (# 2)* at their June 14<sup>th</sup> meeting.

**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 Planning Board wanted more information on the site plan that showed a safe pedestrian circulation system for the parking areas near the proposed tubing park and areas leading to the Ski Lodge. The applicant has submitted a revised schematic plan for the Planning Board to consider at their July 12<sup>th</sup> meeting.***
- (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 if required) 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;

***In general, the applicant's site plan adequately protects adjacent areas from detrimental uses and provides adequate surface water drainage and buffers. The Department of Economic and Community Development will determine if a Phosphorus Control Plan is necessary.***

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

***The Planning Board felt, at their June 14<sup>th</sup> meeting, that the applicant's site plan did not adequately provide for safe vehicular and pedestrian movements, especially in the area of the proposed tubing park and associated parking areas. The applicant has submitted a revised schematic plan that now better addresses this situation.***

- (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.**

IV. STAFF RECOMMENDATION- **APPROVAL**

A. Special Exception

The Staff has reviewed the Lost Valley Ski Resort's **revised** site and schematic plans for Expanded Outdoor Recreation in the Agricultural and Resource Protection Zone and recommends **APPROVAL** with the finding that the applicant now meets the 7 conditions of Section 60-1366, Special Exception.

B. Site Plan Review

The Staff reviewed Lost Valley Ski Resort's revised Site Plan and now recommends **APPROVAL** with the finding that the applicant *meets the 4 provisions of the Site Plan Review Law- Section 60-1277.*

C. Waiver Request

The Planning Board was concerned that the June 14<sup>th</sup> application did not meet the requirements of the Section 60-1301- Required Information. The revised narrative submitted by the applicant now requests a waiver for many of the site plan standards contained in 60-1301 as the revised schematic plan adequately addresses the concerns raised by the Planning Board at the June 14<sup>th</sup> meeting.

The Staff recommends **APPROVAL** of this waiver request as the submitted schematic plan provides adequate information necessary for the Planning Board to evaluate the pedestrian circulation and safety concerns.

Should the Planning Board approve the Special Exception, Site Plan Review and Waiver Request, the approval is made subject to the following conditions:

1. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.
2. If required, a Phosphorus Control Plan shall be approved by the Division Economic and Community Development prior to development activity for the related area.
3. No development activity until required permits and licenses are obtained from the State Fire Marshall, the Department of Economic and Community Development or any relevant State Agency.



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