



STAFF REPORT

To: Oakley Planning Commission

Report Date: May 19, 2017

Meeting Date: May 22, 2017

Author: Tami Stevenson, City Planner

Title: Conditional Use Permit

Type of Item: Planning Commission, Public Hearing, Conditional Use Permit, with Possible Recommendation

EXECUTIVE SUMMARY

The applicant, Jonathan Olch, is requesting a Conditional Use Permit for a private ski lift. This ski lift is for private use only. There will be no commercial use.

A. *Project Details*

- **Project Name:** Ski Lift Conditional Use Permit
- **Applicant(s):** Jonathan Olch
- **Owner(s):** Same
- **Location:** 6010 N Maple Ridge Trail
- **Parcel Number(s):** MRR-A1
- **Size:** 110 acres
- **Zoning District:** SL-A-40
- **Adjacent Land Zoning and Use:** SL-A-40

B. *Background and Community Review*

This applicant first applied for a Conditional Use Permit in around 2000. I can't find anything in files as to what happened with the original request. After reviewing the permitted uses in the A-zone, the ski lift falls under 10.07 B. 6.

According to the engineer there must be two chairs on each side (uphill – downhill) between each lift pole to keep enough weight on the cable so it doesn't come off the pulleys. For safety reasons there must be twenty- eight chairs on the lift cable.

The lift is approximately 3,000 feet long, with seven lift towers and two terminals.

The lift is run by electric motor

DESCRIPTION

Proposal: Private Ski Lift

Density – SL-A-40

Public Infrastructure – Discussion of specific needs and connection requirements is appropriate.

Sketch Plan – provided

Public Hearing – Public notice was given for a public hearing at this planning commission meeting.

Standards for Review: The city must find that the application meets all codes and ordinances pertaining to a conditional use permit.

Ordinances and Statues that Apply:

Oakley Land Management & Development Code – Chapters: 10.07 –B. 6.

STAFF FINDINGS

The Ski lift is a permitted under 10.07 B. 6. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement or recreation and which do not conflict with any other City ordinance.

STAFF RECCOMENDATION:

Positive - Staff recommends approval by the planning commission based upon the above findings and with the following conditions (but not limited to):

1. Top of lift is not visible on ridgeline (not to exceed 28 feet).
2. Private use only
3. Non reflective paint on lift poles
4. No snow making
5. No lighting for night skiing
6. Letter from Association that it is permitted in the association