

Responses to section 8.4

8.4.1- Setbacks will not be an issue. The only proposed building is a scoria shed, located approximately 125ft from the nearest property line.

8.4.2- Architecture will be designed to meet conformance with bulk and placement of surrounding buildings, protect visual amenities, and be compatible with existing structures. The only building being erected on the proposed site will be a scoria shed. The preliminary design will be to set it into the hillside with an 8' foundation/ retaining wall with a fabric arch hoop style covering on top of that. Setting the building into the hillside will reduce visual obstruction, as well as reduce the overall building footprint on the usable portion of the storage yard. The fabric hoop style will fit with the existing maintenance shop style and character.

8.4.3- There will be very little landscaping in the traditional sense for this site. We will be cutting out a storage area that will be finished with a gravel road base surface, but aside from that the only landscaping will be the cut slopes from the existing surface to the new storage lot surface (and a small portion from the scoria shed foundation). These will be cut at a 2:1 slope, and seeded with a native seed mix to match existing vegetation/ conditions.

8.4.4- No central sewage system will be required. We are not building anything new with sanitation facilities. The scoria shed will not have any facilities installed. The current shop is served by the town of Oak Creek sewer system.