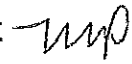


STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Mariel Platt, Planner 
RE: Conditional Use Permit – Above Ground Biodiesel Fuel Storage
HEARING: September 21, 2009

Applicant: Blaine County School District
Location: Wood River High School Campus (1060 Fox Acres Road)
Zoning: General Residential (GR)
Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on September 21, 2009 was published in the Idaho Mountain Express and mailed to property owners within 300 feet on September 2, 2009.

Application

An application by the Blaine County School District for a Conditional Use Permit (CUP) for a 12,000 gallon, above ground biodiesel storage and dispensing tank, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Road), within the General Residential (GR) District. Above ground flammable and combustible liquid tanks utilized by a public use are conditional uses within this zone with approval of a CUP.

The applicant has concurrently applied for an amendment to its existing Bus Maintenance Facility CUP, which was issued in 2003 and amended in 2005. The purpose of the requested 2009 CUP amendment is to revise condition 4.d. to allow an on-site fuel storage tank and dispensing at the same location.

Procedural History

This application was considered by the Commission on July 6, 2009 and August 3, 2009. At the August 3, 2009 public hearing, Commission Chair Owen Scanlon and Commissioner Mark Johnstone voted in opposition to the motion to approve the proposed CUP application stating concerns regarding the location and the incompatibility with the adjacent residential neighborhood, safety, and the appropriateness of biodiesel fuels as opposed to other alternative energies. Commission Mike Pogue and Commissioner David Lloyd voted in favor to the motion to approve the proposed CUP application. Commissioner Geoff Moore was not in attendance. The vote was tied; therefore, the application was denied. Section 11.10.3 states, "if the City denies an application or request, the applicant or his successor in interest may not file a new application or request for substantially the same conditional use permit for a period of one (1)

year from the date the Hearing Examiner or Commission, or Council in the case of an appeal, takes action.”

When presented with the Findings of Fact for the subject application, on August 10, 2009, Commissioner Pogue made a motion to withdraw the motion to approve the application by Blaine County School District for a Conditional Use Permit for a Biodiesel Storage Tank made on August 3, 2009. Commissioner Pogue stated the motion to approve and the subsequent tie vote resulted in denial of the application and the inability of the School District to renew the application in a timely manner. The intention of the Commission was to allow the applicant to revise the application. Commissioner Lloyd seconded the motion to withdraw, Commissioner Scanlon voted in favor, Commissioner Moore abstained.

At the Commission’s request the BCSD has submitted a site plan showing three alternative locations for the tank along with a list of pros and cons pertaining to each site (see attached letter, site plan, and analysis, submitted by the BCSD on August 26, 2009). The application was re-noticed for the September 21, 2009 public hearing. Each site is addressed under each Conditional Use Permit standard (a) through (i). If the Commission prefers one of the alternative site locations, an amendment to its Bus Maintenance Facility CUP, which was issued in 2003 and amended in 2005, will not be necessary.

Department Comments

Life/Safety: The Fire Department has reviewed the alternative sites and states the three alternative locations comply with the Fire Code. However, sites #1 and #3 may be in the avalanche zone and will not accommodate the secondary refueling station. Site #2 is the only location that will accommodate the entire project, as originally proposed (see attached memo submitted by the Fire Department on September 10, 2009). Due to safety concerns the Fire Department believes the original location, within the Bus Maintenance Facility, is the safest. The original location complies with the International Fire Code. The Fire Department has no concerns with the Conditional Use Permit at this location (see memos submitted by the Fire Department on June 26, 2009 and July 24, 2009 and attached to the July 6, 2009 and August 3, 2009 meeting documents).

Building: No comments were received.

Water/Sewer: No comments were received.

Standards of Evaluation

8.2 Signs.

The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. All exterior lighting shall be designed, located and lamped in order to prevent:
 1. Overlighting;

2. **Energy waste;**
 3. **Glare;**
 4. **Light Trespass;**
 5. **Skyglow.**
- b. **All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.**
 - c. **Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.**
 - d. **Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
 - e. **Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

BUS MAINTENANCE FACILITY LOCATION:

No new lighting is proposed. All existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

ALTERNATIVE SITE #1, #2, and #3:

Additional lighting may be necessary at either of these three alternative sites.

9.4 Parking Space Requirements.

The Conditional Use application for the proposed fuel tank does not require additional parking requirements.

Section 11.4 of the Hailey Zoning Ordinance establishes the standards for proposed conditional uses. The Commission should make findings related to each of the items (a) through (i).

11. Conditional Use Permits

11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:

- a) **Will, in fact, constitute a conditional use as established for the zoning district involved;** In accordance with Section 4.3.3, above ground flammable and combustible liquid tanks utilized by a public use is a Conditional Use in the GR District. The original location, as well as the alternative sites, are all within the GR District.
- b) **Will be harmonious with and in accordance with the general objectives or any specific objective of the Comprehensive Plan and requirements of this Ordinance;**

The Commission should consider how the proposed use relates to the various policies and implementation items of the Comprehensive Plan, particularly the following:

1.6 Alternative Energy and Resource Conservation

Goal: Promote the use of alternative renewable energy sources as well as the conservation of natural resources.

1. Policy: Protect, enhance, and develop alternative energy sources.

Implementation:

a. Promote the study and use of all types of renewable resources as alternatives to traditional energy sources.

b. Support the development of geothermal resources as both an alternative energy source and a recreational amenity.

2.8 Man Made Hazard

I. Goal: The goal of this section is to reduce the potential threat to loss of life, limb or property and minimize public expenditures due to man made hazards such as pollution, toxic waste, electromagnetic emissions, hazardous utility or transportation facilities, or the storage and transport of noxious, radioactive, or hazardous material.

1. Policy: Segregate uses that are known or suspected hazards to human health and restrict those uses to locations that are most appropriate.

9.0 Public Facilities, Utilities, and Services

II. Goal: Recognize and generally support the provision of utilities and services by other entities within the City of Hailey.

In addition, the applicant has provided an analysis that addresses compliance with the Comprehensive Plan (see attachment).

- c) Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;**

BUS MAINTENANCE FACILITY LOCATION:

There are two main arguments regarding the approval of the proposed CUP; both should be considered by the Commission when determining whether a positive finding can be made under this standard.

1. The bus maintenance facility is an industrial use in a residential area and the addition of the fuel tank may increase the industrial feel and character of this area (see public comment attached to the July 6, 2009 staff report).

2. The applicant has stated in a written submittal that on-site fuel storage and dispensing occurred from 1974-2002; adjacent to the Aquatic Center, during which time the entire school bus fleet was also parked and maintained at the high school campus. The Commission should determine if the addition of a fuel tank for storage and dispensing at the bus maintenance facility will change the existing or intended character of the area. The Commission should also consider the original decision, stated in the 2003 Findings of Fact for the bus maintenance facility CUP, prohibiting fuel storage at this location.

The proposed tank will be located within the existing Bus Maintenance Facility. The applicant has submitted a revised site plan showing the location of the secondary fueling station and a cross-section showing the distances from these two fueling locations to the blue avalanche line. The simulated view shed submitted by the applicant, illustrates the visibility of the top portion of the tank. However, the applicant has used tape to illustrate the exact area where the tank will be located. The portion of the tank extending beyond the concrete wall is less than presumed by the simulated views shown on the site plan. There is existing landscape screening, which consists of a few trees and small bushes along the concrete wall adjacent to the proposed location of the tank, on the west side of the bus maintenance facility. It is a suggested condition of approval, should the Commission make positive findings on all applicable standards, that a landscape plan be submitted showing approximately 3-4 plants, whose heights at maturity will be 2-4 feet, to adequately screen the exposed corner of the tank.

Currently the area is enclosed with a chain link fence along the south end and part of the west end of the bus maintenance facility. This may not provide adequate screening if, in the future, buses are queuing up to refuel in the more visible areas to the south of the facility. In addition, the applicant has been storing materials at the south end of the facility, which the chain link fence does not adequately screen. This may increase the industrialized appearance of the facility and therefore, change the essential character of the vicinity. It is a recommended condition of approval, should the Commission make positive findings on all applicable standards, that a wooden or other approved fencing material replace the existing chain link along the west and south end of the maintenance facility and additional landscaping be provided along the fence to screen buses that are queuing up to refuel at the secondary fueling station. It is a recommended condition of approval that the landscaping and fencing plan be approved by the Planning Administrator prior to installation of the tank to ensure screening is adequate.

The original CUP for the facility stated, as a condition of approval, “Not more than 30 buses shall be parked at the facility and all buses shall be parked within the covered parking shelters or within the maintenance facility (except during times of high avalanche danger).” This condition must be met under the existing CUP for the facility; however, including it as a recommended condition of approval for this application, helps to further ensure that it is complied with; especially if buses are being moved around or are left unattended, south of the shelters, when waiting to refuel. This condition has been incorporated as a recommended condition of approval for this application.

Snow is currently stored to the south of the bus shelter. The applicant has stated that additional snow storage is available beyond the southern fence of the bus shelter, on the softball field, to accommodate buses queuing up to refueling at the secondary refueling station during the winter months.

ALTERNATIVE SITE #1 (southwest of the tennis courts):

This location will not be visible by neighbors in the general vicinity, but will be visible to teachers, students, those using the tennis courts, and those parking in the south parking lot. Its location is closer to classrooms and a general parking area used by students and teachers. The Commission should determine whether this location would be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that the location of

the tank will not change the essential character of the area. Conditions of approval may be applied to the application to mitigate potential problems that the Commission feels keeps them from making a positive finding on this standard. This could include screening the tank and potential buses queuing up to refuel with fences and landscaping.

ALTERNATIVE SITE #2 (Fox property, located to the west of the high school):

This location is the closest to residences and would be the most visible by neighbors, students, teachers, and others visiting the High School, compared to the other three proposed locations. The Commission should determine whether this location would be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that the location of the tank will not change the essential character of the area. Conditions of approval may be applied to the application to mitigate potential problems that the Commission feels keeps them from making a positive finding on this standard. This could include screening the tank and potential buses queuing up to refuel with fences and landscaping.

ALTERNATIVE SITE #3 (east of the Community Campus):

This location is the less visible of the two other proposed alternatives. It is however, nearer to the Dilley residence than the original location and is closer to classrooms, and student/teacher parking areas. The Commission should determine whether this location would be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that the location of the tank will not change the essential character of the area. Conditions of approval may be applied to the application to mitigate potential problems that the Commission feels keeps them from making a positive finding on this standard. This could include screening the tank and potential buses queuing up to refuel with fences and landscaping.

d) Will not be hazardous or disturbing to existing or future neighboring uses;

BUS MAINTENANCE FACILITY LOCATION:

The tank will be located within the existing Bus Maintenance Facility, southeast of the Community Campus. The area to the west of the facility is residential. The area to the north is the Community Campus and Wood River High School, which is within the GR zoning district. The area to the east is outside of Hailey city limits and is open space. The site plan shows the proposed tank located outside of the blue avalanche area. The tank has walls constructed of four layers consisting of steel, Styrofoam, a leak shield liner and reinforced concrete. The Fire Department has reviewed the application and has stated that they have no safety or hazard concerns with the tank as proposed. The Commission should also review the comments and attached documentation regarding safety and hazards, submitted by a concerned neighbor. The Commission should consider whether a positive finding can be made for this standard.

ALTERNATIVE SITE #1 (southwest of the tennis courts):

The Fire Department has stated that no risk is associated with the proposed tank due to its type and construction. However, this location would not accommodate a secondary refueling station due to it being within the avalanche zone. This location will not be visible by neighbors in the general vicinity, but will be visible to teachers, students, those using the tennis courts, and those parking in the south parking lot. Its location is closer to classrooms and a general parking area used by students and teachers. In addition to the location of the tank itself, there will be an

increase in traffic and a potential for circulation issues, as well as fuel fumes associated with this increase. If Quigley Canyon is developed in the future, the tank's location and associated traffic may disturb potential residents to the south of the High School. The Commission should determine whether this location would be hazardous or disturbing to existing or future neighboring uses.

ALTERNATIVE SITE #2 (Fox property, located to the west of the high school):

The Fire Department has stated that no risk is associated with the proposed tank due to its type and construction. This location is the closest to residences and would be the most visible by neighbors, students, teachers, and others visiting the High School, compared to the other three proposed locations. This location could generate significant disturbances to adjacent residents, especially if fueling occurred in the early morning or late evening hours. Other impacts, such as fuel fumes, may be more apparent due to the centrality of this location to the High School, Aquatic Center, and residences. The Commission should determine whether this location would be hazardous or disturbing to existing or future neighboring uses. Conditions of approval may be applied to the application to mitigate potential problems that the Commission feels keeps them from making a positive finding on this standard. Such conditions of approval could include restricting the hours in which the buses could refuel.

ALTERNATIVE SITE #3 (east of the Community Campus):

The Fire Department has stated that no risk is associated with the proposed tank due to its type and construction. However, this site would not accommodate a secondary refueling station due to it being located within the avalanche zone. This location may require a reduction in parking spaces, which would require the BCSD to provide the eliminated spaces somewhere else on-site. The location may also disturb the resident directly east of this location, create driveway access issues, and generate detectible fuel fumes. It is unlikely that the uses adjacent to this location would change in the future. The property directly east is located within the Hillside Overlay district and development is restricted. The Commission should determine whether this location would be hazardous or disturbing to existing or future neighboring uses.

- e) **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;**

BUS MAINTENANCE FACILITY LOCATION:

Vehicular access to the tank is through either the north or south entrance of the bus storage area. The Fire Department has reviewed the application and has no comments related to access or safety. The 2003 findings stated, "The City of Hailey does not accept responsibility for or guarantee that city service, rescue efforts or emergency services will be provided during periods of avalanche danger," as a condition of approval. The bus storage area is fully fenced.

ALTERNATIVE SITE #1 (southwest of the tennis courts):

If there was an avalanche this location may not be easily accessible by public services. The Fire Department has stated that the preferred location would be at the Bus Maintenance Facility.

ALTERNATIVE SITE #2 (Fox property, located to the west of the high school):

This location may be the most accessible location compared to the other three proposed sites, due to its direct access off of Fox Acres Road. The Fire Department has stated that the preferred location would be at the Bus Maintenance Facility.

ALTERNATIVE SITE #3 (east of the Community Campus):

If there was an avalanche this location may not be easily accessible by public services. The Fire Department has stated that the preferred location would be at the Bus Maintenance Facility.

f) Will not create excessive additional requirements at public cost for public facilities and services;

It is not anticipated that any of the four proposed locations will create excessive additional requirements. There may be additional costs to the BCSD to mitigate security risks, impacts felt by neighboring residents, and infrastructure and circulation problems.

g) Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards;

BUS MAINTENANCE FACILITY LOCATION:

The applicant proposes to have a dispensing system connected to the tank with an underground line extending southward, beyond the tank, to a single dispensing station, which will look much like a typical gas pump, similar to those seen at commercial gas stations. This second fueling station is not within the blue avalanche boundary (see revised site plan attached). This will allow two buses to refuel simultaneously. In the past, buses have left the facility to refuel or have refueled en-route at the Chevron station card lock system on Main Street; however, the proposal will change this by vehicles refueling on site. This may mean more bus idling while they wait to refuel. It may increase traffic within the vicinity of the facility as buses will now be refueling before they leave for their routes or after they return, instead of leaving the site and returning from their routes. This may create additional air pollution, odors, traffic and noise. The 2003 Bus Maintenance Facility CUP incorporates a condition of approval which states that the total idling time of buses, regardless of the number of buses at the facility, shall be limited to not more than 10 minutes per bus, not to exceed a maximum of 270 minutes per day. Buses are also required to be plugged in to engine block heaters during winter months. It is a recommended condition of approval, should the Commission make positive findings on all applicable standards, that idling be prohibited by those vehicles that are waiting to refuel and beyond what is allowed by the 2003 CUP. The buses are equipped with back up warning alarms, which can be disengaged. It is a recommended condition of approval that these be disengaged while on-site so no additional noise is generated while buses are refueling and/or turning around after refueling to either exit the site or park.

An increase in additional noise, noxious smells, and other unsightly industrial impacts, may result from the tank being sited in the proposed location, which may impact the adjacent residential neighborhood. Other safety issues have been raised as concerns by adjacent property owners such as potential hazards associated with fuel storage and its close proximity to the school, playing field, and avalanche zone. The applicant has stated that the tank is 280 feet from

the closest neighbor, and both the tank and the second refueling station are safely located within the bus maintenance yard, outside of the blue avalanche area. The Hailey Fire Department has not raised any safety concerns. The Commission should consider whether the proposed tank will increase smoke, odors, traffic, pollution, or pose any additional safety hazards. If it is found that approval of the CUP will produce detrimental conditions, the Commission should consider whether there are any additional conditions of approval that may mitigate these environmental hazards.

ALTERNATIVE SITE #1 (southwest of the tennis courts):

An increase in additional noise, noxious smells, and other unsightly industrial impacts, may result from the tank being sited at this location, which may impact those using the southern parking area and classrooms adjacent to the tank. Other safety issues such as potential hazards associated with fuel storage and its close proximity to the school, tennis courts, and avalanche zone may be of concern. The Hailey Fire Department has not raised any safety concerns, aside from the stating that the secondary refueling station will most likely not be permitted at this location. The Commission should consider whether the proposed tank will increase smoke, odors, traffic, pollution, or pose any additional safety hazards. If it is found that approval of the CUP will produce detrimental conditions, the Commission should consider whether there are any additional conditions of approval that may mitigate these environmental hazards.

ALTERNATIVE SITE #2 (Fox property, located to the west of the high school):

An increase in additional noise, noxious smells, and other unsightly industrial impacts, may result from the tank being sited in the proposed location, which may impact the adjacent residential neighborhood. This location does not pose any avalanche dangers. Safety issues may be a concern to adjacent property owners such as potential hazards associated with fuel storage and its close proximity to residences. The Hailey Fire Department has not raised any safety concerns. The Commission should consider whether the proposed tank will increase smoke, odors, traffic, pollution, or pose any additional safety hazards. If it is found that approval of the CUP will produce detrimental conditions, the Commission should consider whether there are any additional conditions of approval that may mitigate these environmental hazards.

ALTERNATIVE SITE #3 (east of the Community Campus):

An increase in additional noise, noxious smells, and other unsightly industrial impacts, may result from the tank being sited in the proposed location, which may impact the those parking behind the Community Campus, the neighbor to east of the proposed location, and the Community Campus building occupants. This location may pose an avalanche danger. The Hailey Fire Department has not raised any safety concerns other than not permitting a secondary refueling station, due to avalanche dangers. The Commission should consider whether the proposed tank will increase smoke, odors, traffic, pollution, or pose any additional safety hazards. If it is found that approval of the CUP will produce detrimental conditions, the Commission should consider whether there are any additional conditions of approval that may mitigate these environmental hazards.

- h) Will have vehicular approaches to the property, which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;**

BUS MAINTENANCE FACILITY LOCATION:

There are already vehicular approaches in place which provide access to and from the bus maintenance facility. No increase in bus traffic is anticipated with the approval of this application. A 10,000 gallon fueling truck will need to access the site to fill the tank 3-4 times a year.

The applicant has submitted their method of documentation used to estimate the reduction in the number of trips that would occur if on-site fueling was approved. The applicant has based this information on a daily route log from 2007-2008, which calculated 1,384 refueling trips from normal bus routes and roughly 400 field trips, which refuel after their return. The total number of trips equals 1,784. It is important to note that this number includes both refueling en-route and additional trips solely to refuel. Rex Squires, BCSD's Transportation Director, has stated that they have no way to differentiate between en-route refueling and additional trips solely to refuel, but roughly estimates about half of these trips to include en-route refueling. Without knowing the number of trips taken, solely to refuel, the actual number of trips and the cost savings associated with a reduction in the number of trips is difficult to estimate. (See August 3, 2009 attachments, under CUP checklist statements and an email submitted by Rex Squires, dated July 23, 2009, which details the calculation of trips saved.)

ALTERNATIVE SITE #1 (southwest of the tennis courts):

The location has an established circulation route, but may conflict with staff and students accessing and parking at the high school. If this location is deemed acceptable, the Commission may want to consider limiting fueling hours to reduce traffic congestion during peak traffic times.

ALTERNATIVE SITE #2 (Fox property, located to the west of the high school):

The location has an established circulation route, but may conflict with staff and students accessing and parking at the high school. If this location is deemed acceptable, the Commission may want to consider limiting fueling hours to reduce traffic congestion during peak traffic times.

ALTERNATIVE SITE #3 (east of the Community Campus):

This location may conflict with staff and students accessing and parking at the high school and Community Campus. It may also require parking spaces to be eliminated, which would require the BCSD to provide additional parking somewhere else on-site. If this location is deemed acceptable, the Commission may want to consider limiting fueling hours to reduce traffic congestion during peak traffic times.

i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature.

It is not anticipated that the proposed tank will threaten the above features at any of the four locations.

Summary

Section 11.1 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size,

method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 11.9 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

If the Commission believes one of the three proposed alternative locations would be appropriate, the Commission should determine which alternative would be most preferable. A new public hearing will then be scheduled so the applicant has an opportunity to submit a more detailed site plan and staff can fully evaluate and analyze the newly proposed location and its potential merits and impacts. The Bus Maintenance Facility CUP will no longer need to be amended.

If the Commission decides that the alternative locations are not acceptable, then the Commission should consider the potential merits and impacts of the proposed biodiesel tank at the original proposed location,. The Commission should also consider the original decision by the Commission, which is stated in the 2003 Findings of Fact for the bus maintenance facility CUP, prohibiting fuel storage at this location. The Commission should determine whether eliminating that condition is appropriate before deciding whether the requested conditional use permit meets the standards of approval and should be approved or conditionally approved. (The suggested conditions listed below pertain to the tank at the Bus Maintenance Facility location)

Suggested Conditions

The Commission may impose any conditions that it deems necessary to secure the purpose of City ordinances and give effect to the Comprehensive Plan. Conditions, including but not limited to those set forth in Section 11.6, may be placed on any approval. The following conditions are suggested to be placed on any approval of this application:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- c) Approval of the biodiesel storage and dispensing tank CUP application is contingent upon the Commission’s approval of the concurrently submitted amendments to the bus maintenance facility CUP, which would remove condition 4.d., and allow for fuel storage at this location.
- d) Idling shall be prohibited by those vehicles waiting to refuel and beyond the amount of time allowed by the 2003 CUP. Approval for the 2003 Bus Maintenance Facility CUP, states that the total idling time of buses, regardless of the number of buses at the facility, shall be limited to not more than 10 minutes per bus, not to exceed a maximum of 270 minutes per day. Buses shall be plugged in to engine block heaters during winter months.

- e) Fuel storage shall only be allowed for a biodiesel blend of 20% (i.e. B20) or higher.
- f) On-site fuel shall be stored and used exclusively for the Blaine County School District.
- g) A vapor recovery system shall be installed and utilized.
- h) Not more than 30 buses shall be parked at the facility and all buses shall be parked within the covered parking shelters or within the maintenance facility (except during times of high avalanche danger). Buses parked in the south parking area, shall only be parked there temporarily while waiting to refuel.
- i) Reverse alarms on buses shall be disengaged while on-site, so no additional noise is generated while buses are refueling and/or turning around after refueling to either exit the site or park.
- j) A landscape and fencing plan shall be submitted to and approved by the Planning Administrator, prior to installation of the tank to ensure that planting and fencing materials are adequate for screening. The plan shall include the following:
 - 1) Approximately 3-4 plants, whose heights at maturity will be 2-4 feet, to adequately screen the exposed corner of the tank.
 - 2) A wooden or other approved fencing material shall replace the existing chain link along the west and south end of the maintenance facility and additional landscaping shall be provided along the fence to screen buses that are queuing up to refuel at the secondary fueling station. This shall be installed prior to the tank's use.

Motion Language

Approval:

Motion to approve the Conditional Use application by the Blaine County School District for an above ground biodiesel storage and dispensing tank, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Road), finding that the project is in conformance with the criteria of Section 11.4, (a) through (i), as set forth herein, and all applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny the Conditional Use application by the Blaine County School District for an above ground biodiesel storage and dispensing tank, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Road), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the Conditional Use application by the Blaine County School District for an above ground biodiesel storage and dispensing tank, located at the Bus Maintenance Facility, Wood River High School (1060 Fox Acres Road) to _____ [the Commission specify a date].