

WSUP21-0030 (TMWA Pump House)



# Washoe County Board of Adjustment

March 3, 2022

# WSUP21-0030

## TMWA Pump House





## Request

- Special use permit (SUP) for the construction & operation of a new wellhouse & a new infiltration basin & for major grading to create a permanent earthen structure greater than 6 ft. in height
- Requests to vary WCC standards:
  - Waive paving requirement for on-site access roads
  - Modify landscaped buffer adjoining a residential use
  - Waive requirement for a solid wall or fence adjoining a residential use



## Request

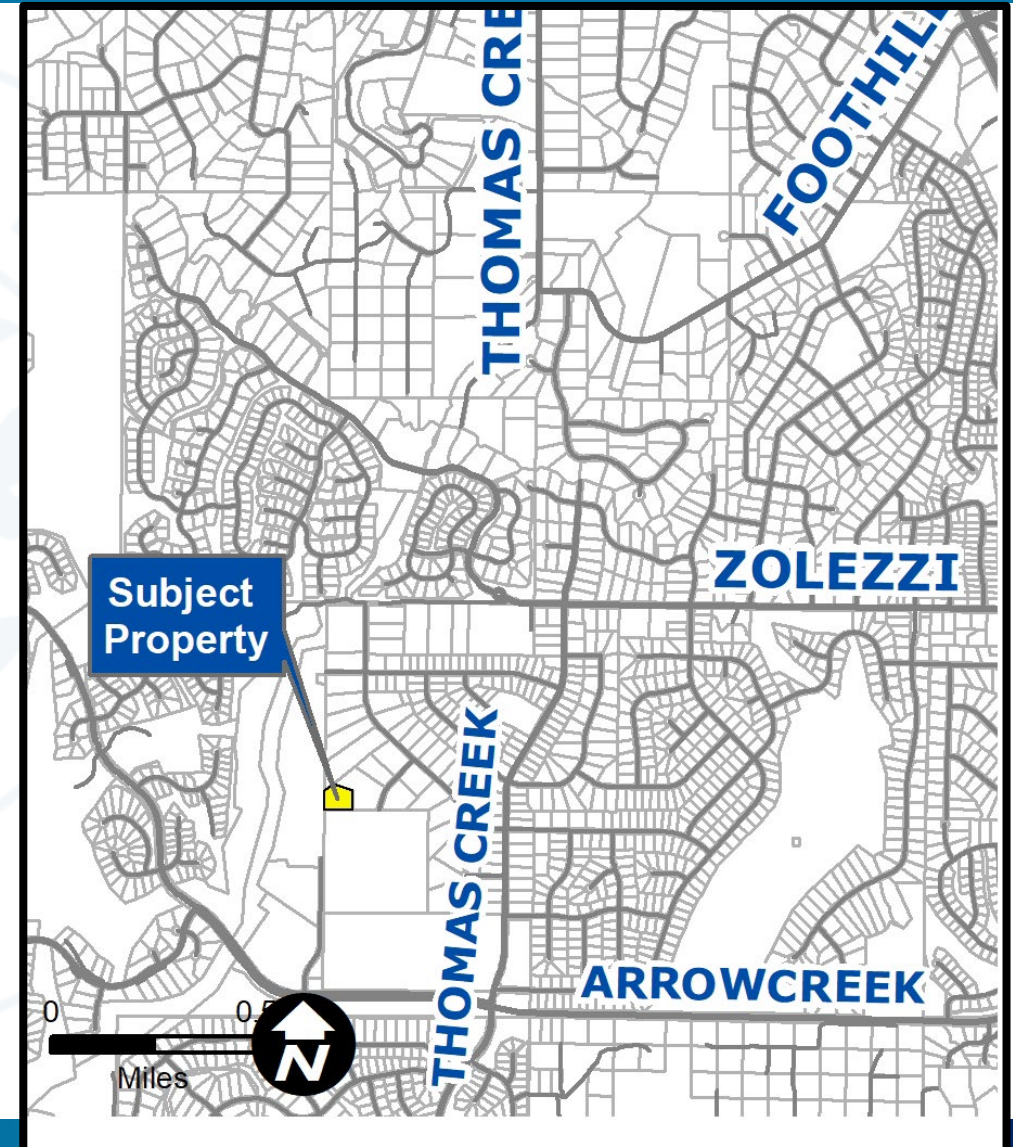
- The proposed use is a utility services use type and is permitted in the Low Density Suburban (LDS) regulatory zone with an SUP per WCC 110.302.05.2.
- The proposed grading to create a permanent earthen structure greater than 6 ft. in height is allowed with an SUP for major grading per WCC 110.438.35.
- Article 810, Special Use Permits, allows the BOA to vary development code standards in conjunction with the approval process per WCC 110.810.20(e).



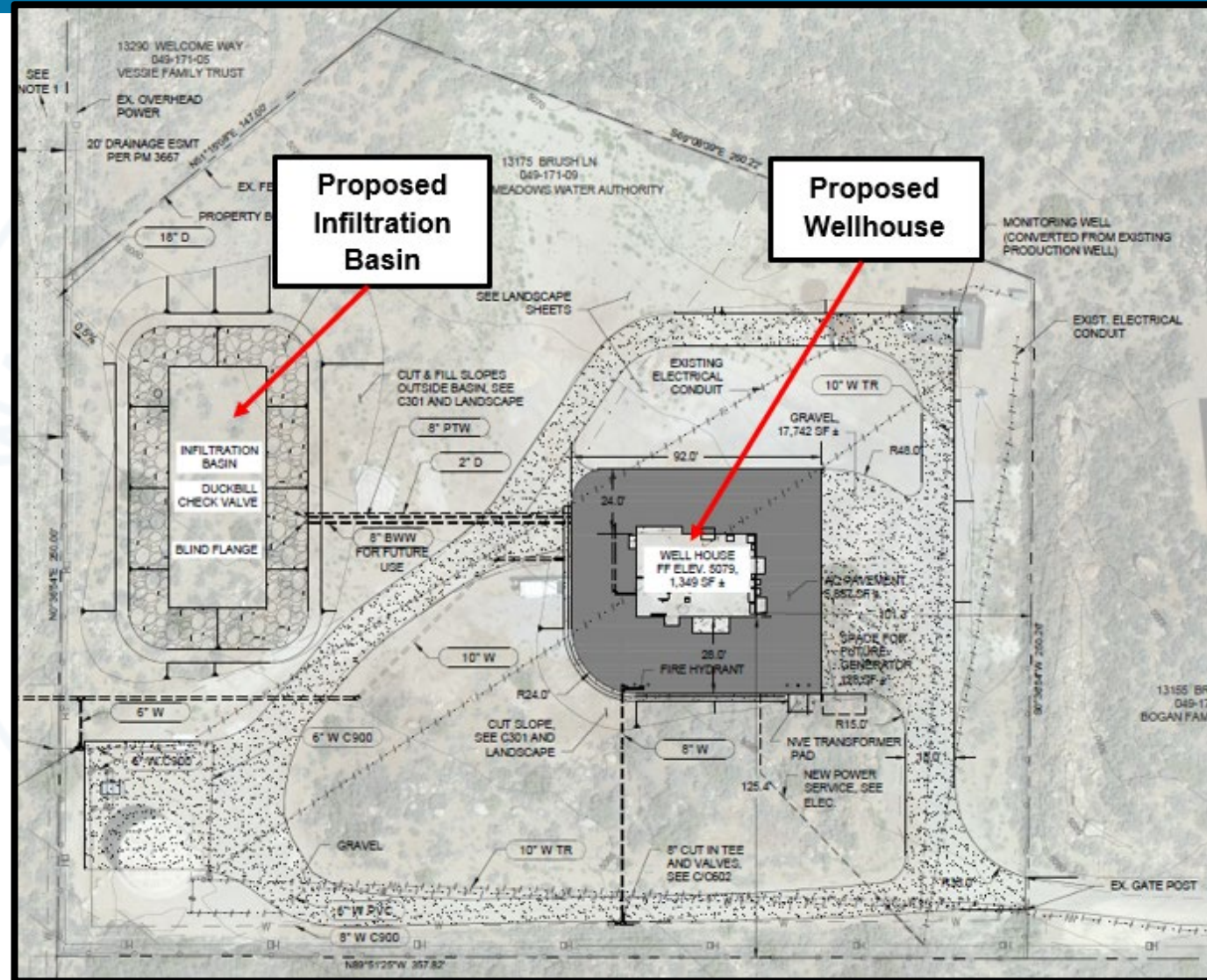


## Vicinity Map

The project site is a 2.433-acre parcel owned by TMWA and located at 13175 Brush Lane.



# Site Plan







## Project Site

- The project site is designated LDS & is abutted by parcels that are also in the LDS regulatory zone.
- A vacant, undeveloped parcel to the west is owned by Sage Ridge School.
- A vacant, undeveloped parcel to the south is United States Forest Service land.
- The 2 abutting parcels to the north & east of the project site are developed with single-family residences.





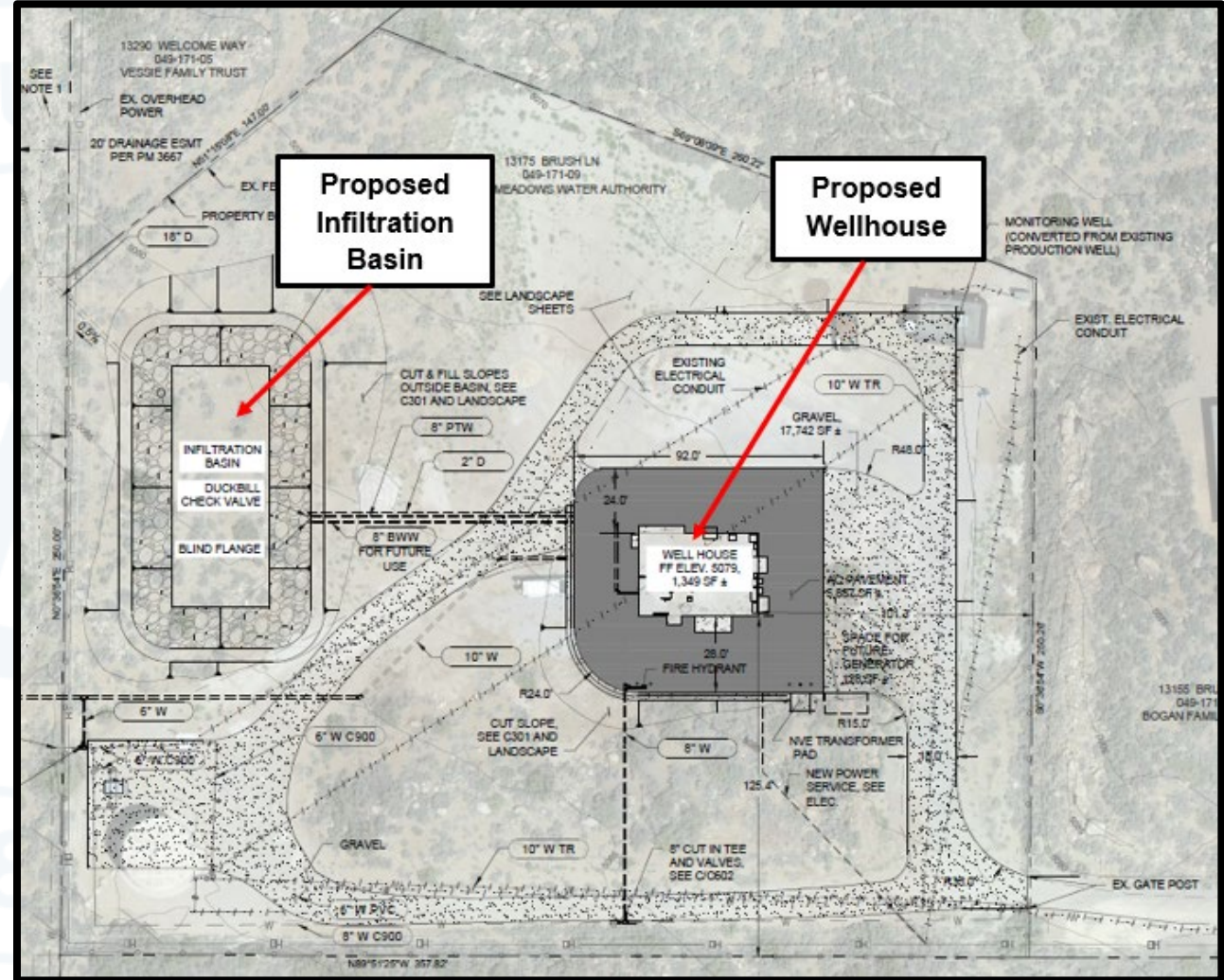
## Project Site & Current Conditions

- The site was previously developed with a wellhouse (Thomas Creek Well) & storage tank constructed circa 1979.
- The water tank was modified & an underground vault pump station was constructed circa 1996.
- The well, tank & pump station are currently in operation & provide potable water to TMWA customers.
- A replacement production well with a higher production capacity has been drilled & has not yet been equipped.



# Project

- The proposed new wellhouse will be approximately 1,349 sq. ft. with a new well pump, motor, discharge piping, appurtenances & water treatment chemicals.
- The proposed infiltration basin will be used for disposal of well water discharge on startup & shutdown of the well.





## Analysis – Grading

- The proposed grading area is 38,600 sq. ft.
- Washoe County Engineering has provided conditions requiring grading plans & a grading bond. (Exhibit A)
- The construction of a permanent earthen structure greater than 6 ft. in height requires the approval of an SUP for major grading. (WCC Section 110.438.35)
- The construction of a permanent earthen structure of 6.7 ft. in height is required for the infiltration basin.

## Analysis – Grading

- The applicant has indicated that the infiltration basin is required for disposal of pump-to-waste water at well startup & shutdown.
- The infiltration basin elevations are set by the elevation of the existing drainage ditch to the west of the site.
- This existing drainage ditch will capture any overflow from the infiltration basin. The ditch terminates at a retention pond operated by TMWA at their STMGID 12 well site.





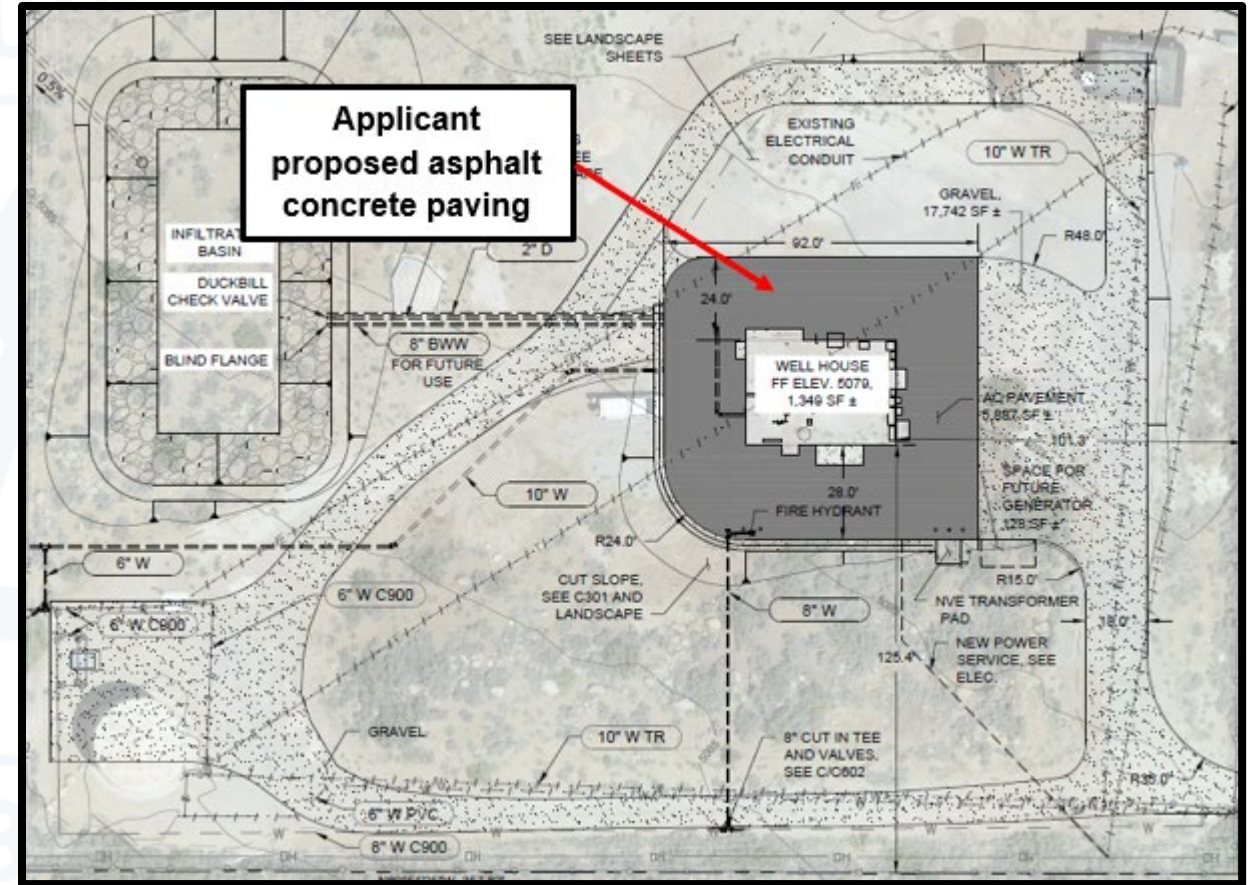
## Requests & Analysis

### Request to waive paving requirements for on-site access roads

- WCC Section 110.410.25(e) requires that all parking spaces, driveways & maneuvering areas shall be paved & permanently maintained with asphalt or cement.
- The applicant is proposing to apply asphalt concrete paving to the area adjacent to the new wellhouse.
- The applicant is requesting to use a gravel or aggregate base for the other on-site access roads in order to reduce new impervious surfaces & reduce future maintenance of paved surfaces.

# Project

- The applicant has indicated that existing trips to the Thomas Creek Well site include one chemical delivery every two weeks & a weekly maintenance visit from TMWA staff.
- Due to the low traffic volumes generated, staff is recommending approval of the applicant's request to use a gravel or aggregate base for the other on-site access roads.





## Requests & Analysis

### Request to modify the landscaping and screening requirements

- WCC Section 110.412.40 provides landscaping requirements for civic use types:
  - (a) Coverage. A minimum 20% of the total developed land area shall be landscaped...
  - (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
    - (1) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
    - (2) The buffer shall include at least 1 tree every 20 linear ft. of property frontage, or fraction thereof...
  - (d) Screening Adjoining Residential Uses. ...a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least 6 ft. but not more than 7 ft. in height.



# Site Photos



View from east neighbor's property (APN: 049-171-08), looking toward project site



Existing Perimeter Chain Link Fence



## Requests & Analysis

- The applicant is requesting to maintain the current 6-foot chain link fence & waive the requirement for a solid wall or fence. The applicant has stated that the chain link fence will have less visual impact than a solid fence.
- The applicant is requesting to waive the requirement for a tree buffer along the entire length of the property lines abutting residential uses.
- The applicant met with the owners of the property to the east (APN: 049-171-08) on January 16, 2022, to discuss the proposed project. The applicant modified their landscape plan as a result of this meeting. (Neighbor email – Exhibit C)



## Requests & Analysis

- The applicant developed a plan that would preserve views for the neighbor's property.
- Landscaping was adjusted to improve the screening of the well house improvements for the neighbors.







## Requests & Analysis

- Washoe County Engineering & Washoe-Storey Conservation District have provided conditions to address revegetation, seed mix & control of noxious weeds. (Exhibit A)
- Staff recommends approval of the applicant's modified landscaping and screening proposals.



## Southwest Truckee Meadows Area Plan

- Nine Southwest Truckee Meadows Area Plan policies related to this project are listed in the staff report (pages 9 – 11). These policies address noxious weeds, lighting, landscape designs, mitigation of the impact of development, conservation of community character, air quality, soils & geotechnical studies, and conformance with water policies.
- These policies have been met/addressed by staff, reviewing agencies and/or conditions included in the conditions of approval (Exhibit A).
- Staff believes that the project complies with all pertinent policies from the Area Plan.



# Reviewing Agencies

Various agencies reviewed the application. Conditions are included in Exhibit A.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Washoe County Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, DAKelly@washoecounty.gov
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer & Bret Tyler, shafferjam51@gmail.com & brettyler2@gmail.com
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TMWA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





## Public Notice

- Notices were sent to 39 parcels at 1,250 feet.





## Special Use Permit Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a wellhouse and an infiltration basin and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



## Southwest Truckee Meadows Area Plan Finding

SW.2.14 The community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.





## Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0030 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.





## Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0030 for Truckee Meadows Water Authority, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and the finding associated with the Southwest Truckee Meadows Area Plan.

**Thank you**

