



# WSUP21-0034 (Washoe County Field Creek Water Truck Effluent Fill Station)



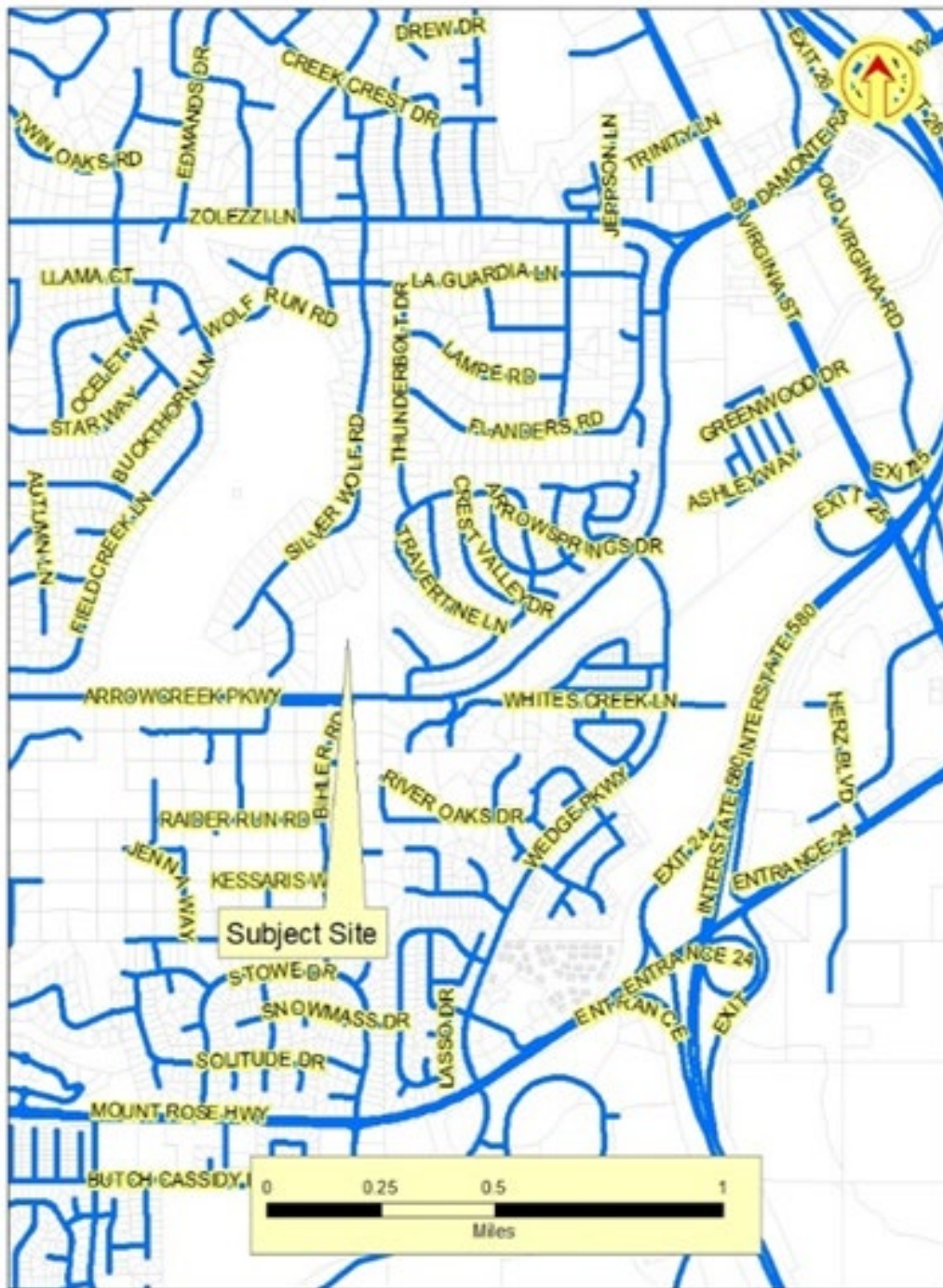
Washoe County Board of Adjustment  
February 3, 2022



# Request

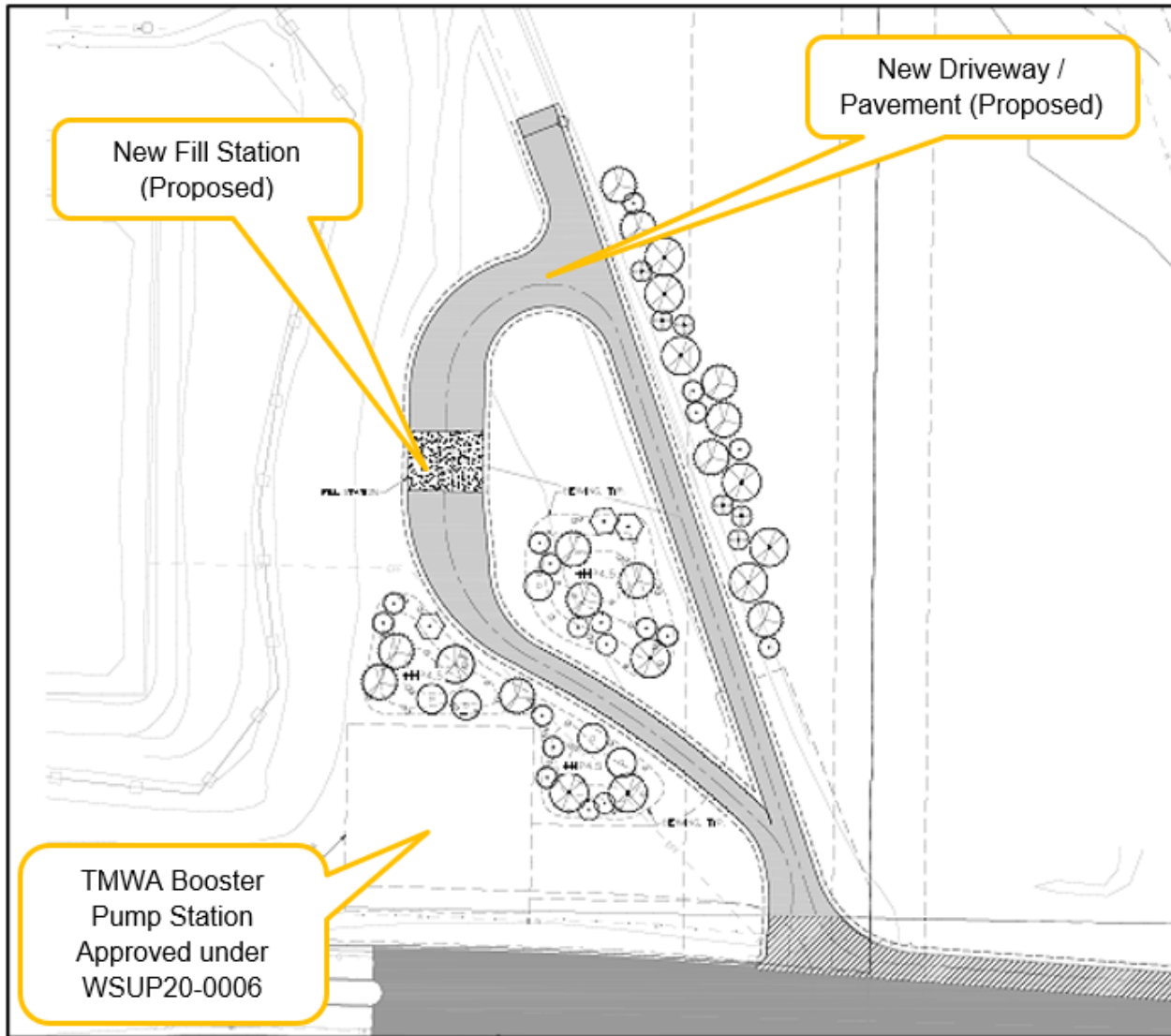
Special use permit to allow the construction and operation of a water truck fill station (Utility Services Use Type) and a related request to reduce the landscaping required for a Civic use type

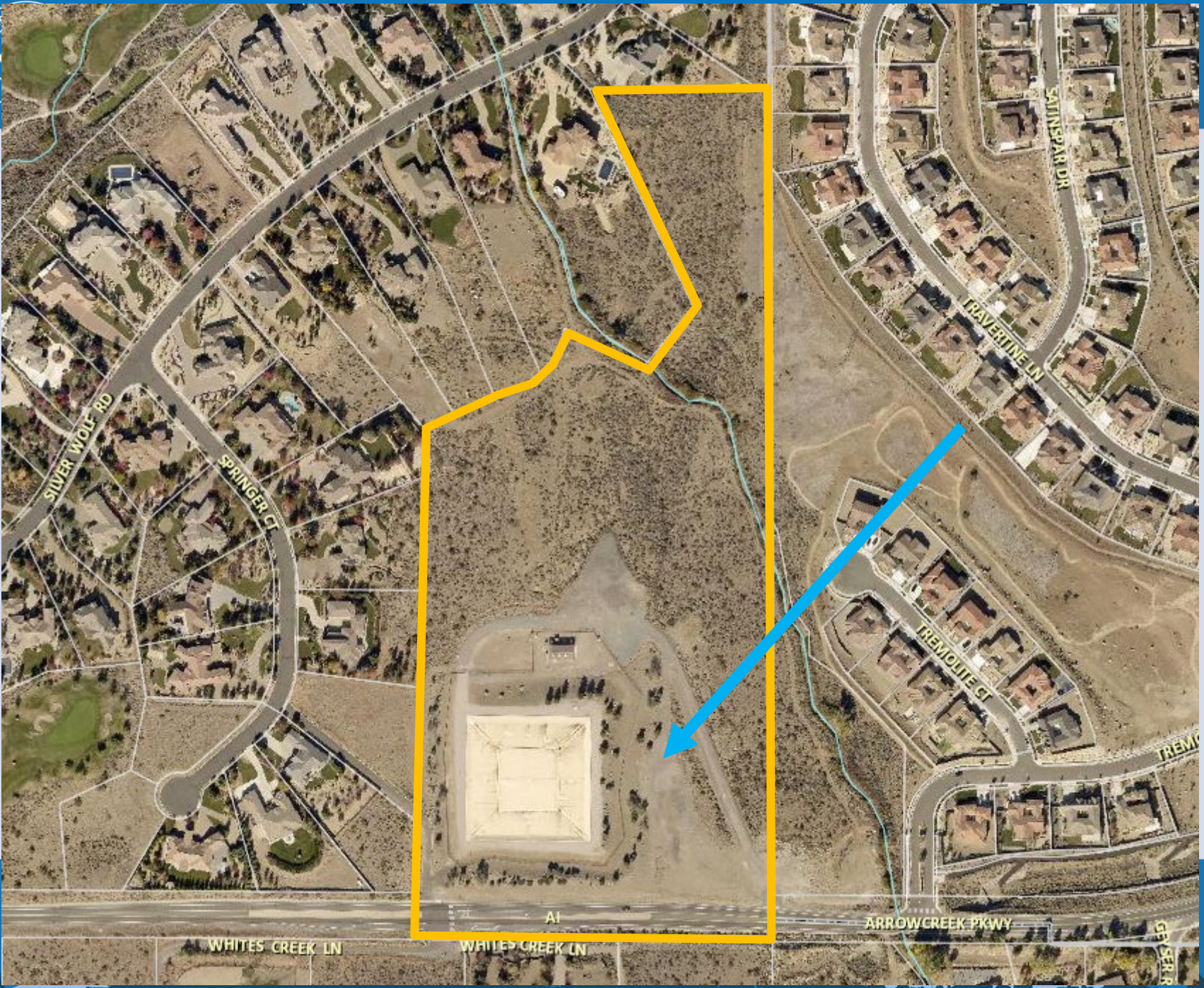
# Vicinity Map

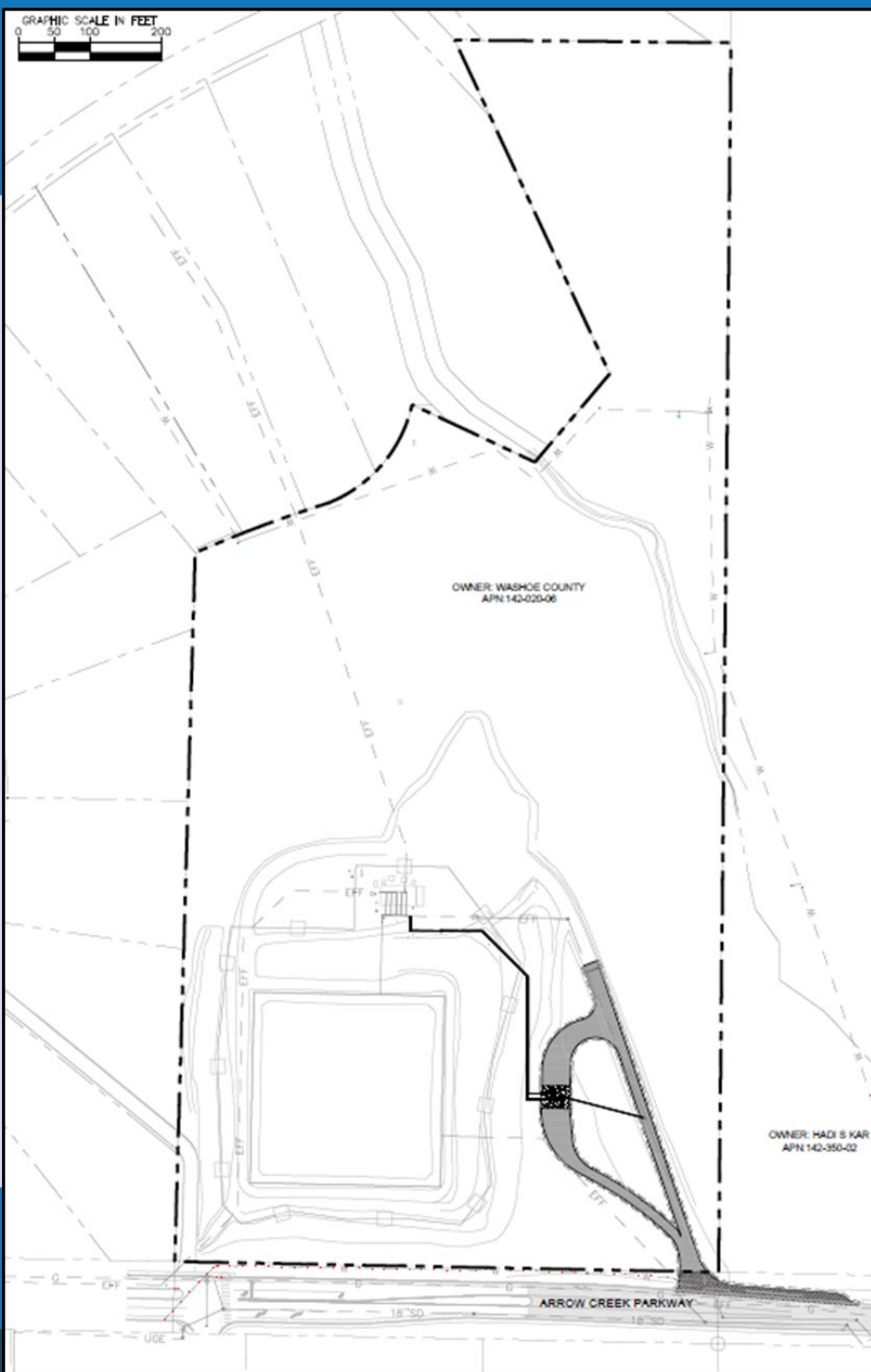




# Overview





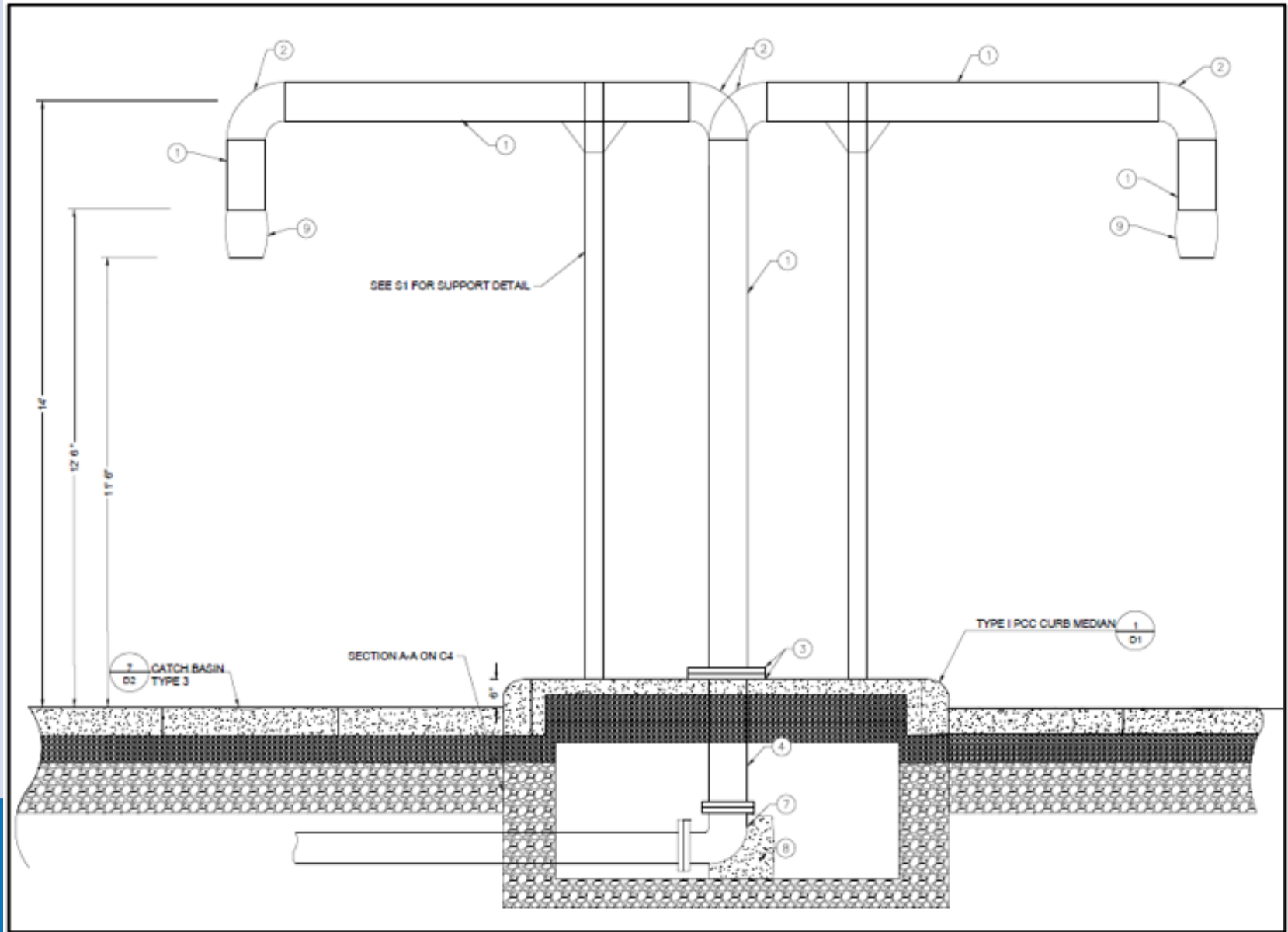


# Site Plan

WASHOE COUNTY  
Nevada



# Facility Elevation





# Project Evaluation

- Essentially consists of overhead pipes and paved driveway
- Residential uses on all sides of the subject parcel
- Relatively low-intensity use as the facility will be utilized primarily during daylight hours and primarily during the summer months





# Conditions of Approval

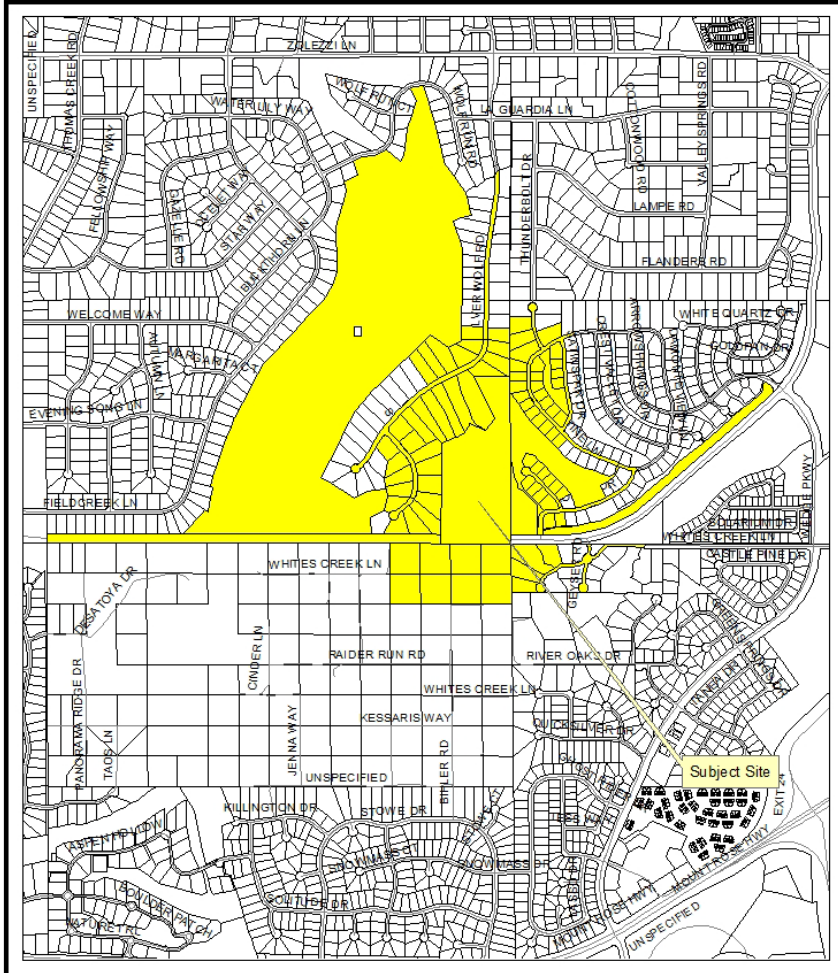
- **Landscaping Reduction Results in**
  - 17,250 square feet of landscape area and installation of 55 trees
  - Addition of 22 evergreen trees to the east of the proposed facility
- **Boulders / bollards to inhibit vehicular access to unpaved areas**

1861



# Public Notice

- Notice sent to 64 affected property owners



Mailing and Vicinity Map

WSUP21-0034 Notice Map  
94 parcels selected at 500 feet

0 0.15 0.3 0.6  
Miles

Community Services Department  
WA SHOE COUNTY NEVADA  
9801 S. North St.  
Reno, Nevada 89502 (775) 328-9800

Source: Planning and Building Division/Community Development Department/Notice maps and mailing labels/engr/05/0721-0034/Notice Date: 12/10/2021



# Public Comment



ID 104167

Date/Time 1/24/2022 10:00 AM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Call Center

Comments Good afternoon Board Members,

I am an owner of a property in Mountaingate, which is right next to the proposed water truck fill station. I am objecting to the special use permit for 2 specific reasons.

1. The filling station should not be visible to the homes in Mountaingate
2. There should not be any noise or dust from trucks at the water truck filling station

1. As you can see from the attached photo of the view towards the proposed water truck fill station, there are numerous home in Mountaingate that have an unabstructed view of the mountains. The proposed fill station would potentially be visible from the properties in Mountaingate. Any visible filling station would be an unsightly mar on the view that we all paid for when we purchased our properties in Mountaingate.

2. As property owners in Mountaingate, we have a right to peaceful enjoyment of our propety. Noise from trucks filling up or dust kicked up as trucks drive in that area will be objectionable to Mountaingate residents. If there are assurances that the proposed water truck filling station CANNOT be viewed from the Mountaingate community AND there are mitigants for dust and noise, I would not object to the special use permit. I would suggest (prior to approval) that wooden stakes be placed designating the height and width of the proposed fill station so that the community can be assured that the station will not be visible from homes in Mountaingate.

I respectfully ask that the board members consider the legitimate concerns of people living in Mountaingate and ensure that the granting of the special use permit does NOT cause a visual, noise of dust issue next to the 200+ homes in Mountaingate.

Regards,

Submitter Lalaney, Jill

Washoe County, NV

jilllillaney@gmail.com



# Public Comment

FW: Special Use Permit Case - WSUP21-0034



Washoe311

To Planning Counter

Reply   Reply All   Forward  

Tue 2/1/2022 11:55 AM

**From:** Katie Kucera <[kdiskucera@gmail.com](mailto:kdiskucera@gmail.com)>  
**Sent:** Monday, January 31, 2022 9:55 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** Special Use Permit Case - WSUP21-0034

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am sending in comments to disapprove of this case permit. Siting number 4 Issuance Not Detrimental - where staff comment that this is not detrimental to the safety or welfare of the surrounding area. Providing a water truck fill station will cause significant safety issues along Arrowcreek and where our Middle Schoolers have to walk up and down past this fill station where there are already no sidewalks for them to be on. Arrowcreek already causes numerous safety issues for kids who are required to walk to and from Middle school since we are out of the bus zone in Mountain Gate, adding large water trucks going in and out will further cause safety concerns for our children.

Please reconsider this location.

Thanks,  
Katie Kucera  
Concerned nearby Resident



# Public Comment

To Whom it May Concern:

This comment is to be shared with the Washoe County Board of Adjustment for the Feb 3rd 1:30pm meeting.

I am a resident in the Mountaingate community in South Reno and have been notified that I have the right to voice opinion as a stake holder in a proposed project in my area. I am urging you to NOT grant approval to build a water truck effluent fill station along Arrowcreek Parkway approximately 600 feet West of my neighborhood. Please consider my reasoning below:

1. Arrowcreek Parkway is an already busy road. It is the only access point to the large Arrowcreek neighborhood and one of the main access points to Hunsburger Elementary and March Herz Middle School. The road is congested. There is an outlet from my neighborhood at Tremolite drive onto Arrowcreek and it is dangerous, due to traffic, to make a left hand turn to either go East or West.
2. This entire area is a NO school bus zone. You have students who are forced to walk to and from Marce Herz along Arrowcreek Parkway. Adding water trucks moving in and out of a water fill station will increase danger for these students in an already unmonitored zone with a 45 MPH speed limit.
3. There is no sidewalk along that stretch of Arrowcreek and pedestrians are already in dangerous circumstances without additional traffic and large vehicles moving in and out.
4. Just East of the proposed site is the Mountaingate neighborhood with backyards yards away from the fill station. This will create noise pollution for these poor families and decrease property values for their homes.

I would encourage you to find another site that is more suitable for industrial work.

Kind regards,  
Mindy Lilyquist  
801-910-2209




# Public Comment

FW: Permit Case wsup21-0034



Washoe311

To  Planning Counter



1:58 PM

Sent: Sunday, January 30, 2022 8:48 AM

To: Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

Subject: Permit Case wsup21-0034

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I have no objection to the water fill station proposed. I can see the site from my house, but do not think it will change the current view to any significant degree.

Robert G Strong | 13560 Tremolite Dr. | Reno, NV 89511-5945 |  
[RGStrong@rgstrong.com](mailto:RGStrong@rgstrong.com)



# Public Comment

Dear Washoe County Board of Adjustment-

I am a member of the community adjacent to the proposed water fill station and I am writing to inform you of my sincere safety concerns about a station of that magnitude so close to homes and 2 schools. The safety of the children coming and going from 2 schools on a road with already NO sidewalks for the students who are walking home is very concerning. I have 5 children and I have seen many serious "misses" with distracted drivers and speeding on Arrowcreek Parkway. The increased traffic, noise and heavy equipment that will be added on that road is important to consider... but the safety of our children must come first! Please do your due diligence on the added noise and traffic for the community members! That is a blind corner turning into that property and the speed in which heavy equipment will be coming in and out of there is a safety hazard as well.

I hope the community members will be allowed to vote on something that will change our neighborhood so drastically. I hope you will find a better plot of land that is away from houses and multiple schools.

Thank you-

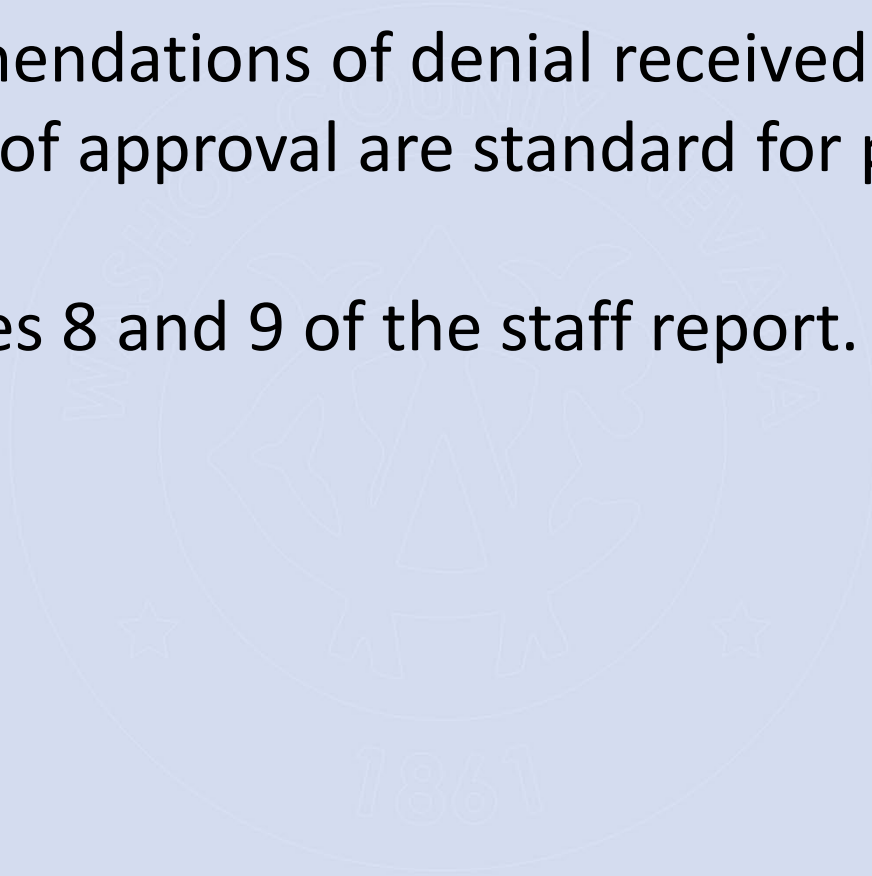
Rasmussen, Denice Washoe County, NV

[denice.rasmussen27@gmail.com](mailto:denice.rasmussen27@gmail.com)



# Reviewing Agencies

- No recommendations of denial received.
- Conditions of approval are standard for projects of this type.
- List on Pages 8 and 9 of the staff report.







# 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 water truck fill station (Utility Services Use Type), 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.



# Recommendation

**After a thorough analysis and review, Special Use Permit Case Number WSUP21-0034 is being recommended for approval with conditions.**



# 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 WSUP21-0034 for Washoe County Community Services Department, Utilities Services Division, 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**