



# WASHOE COUNTY

Integrity Communication Service

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HR N/A  
Comptroller \_\_\_\_\_

## STAFF REPORT

BOARD MEETING DATE: January 24, 2017

**DATE:** December 28, 2016  
**TO:** Board of County Commissioners  
**FROM:** Roger Pelham, Senior Planner, Planning and Development Division,  
Community Services Department, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)  
**THROUGH:** Dave Solaro, Arch., P.E., Director  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)  
**SUBJECT:** Appeal hearing and possible action to affirm, modify, or reverse the Board of Adjustment's denial of Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) which requested approval of a special use permit for the construction and operation of a new fire station.

The property is located at the southeast corner of Foothill Road and Broken Hill Road and within Section 8, Township 18 North, Range 20 East, MDM. The Assessor's Parcel Number is 044-300-19. The parcel is ± 3 acres in size. The Master Plan Category is Suburban Residential and the zoning is Medium Density Suburban (MDS). (Commission District 2.)

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### SUMMARY

The appellant is seeking approval of a Special Use Permit to allow the construction and operation of a new fire station.

Washoe County Strategic Objective supported by this item: Stewardship of our Community.

### PREVIOUS ACTION

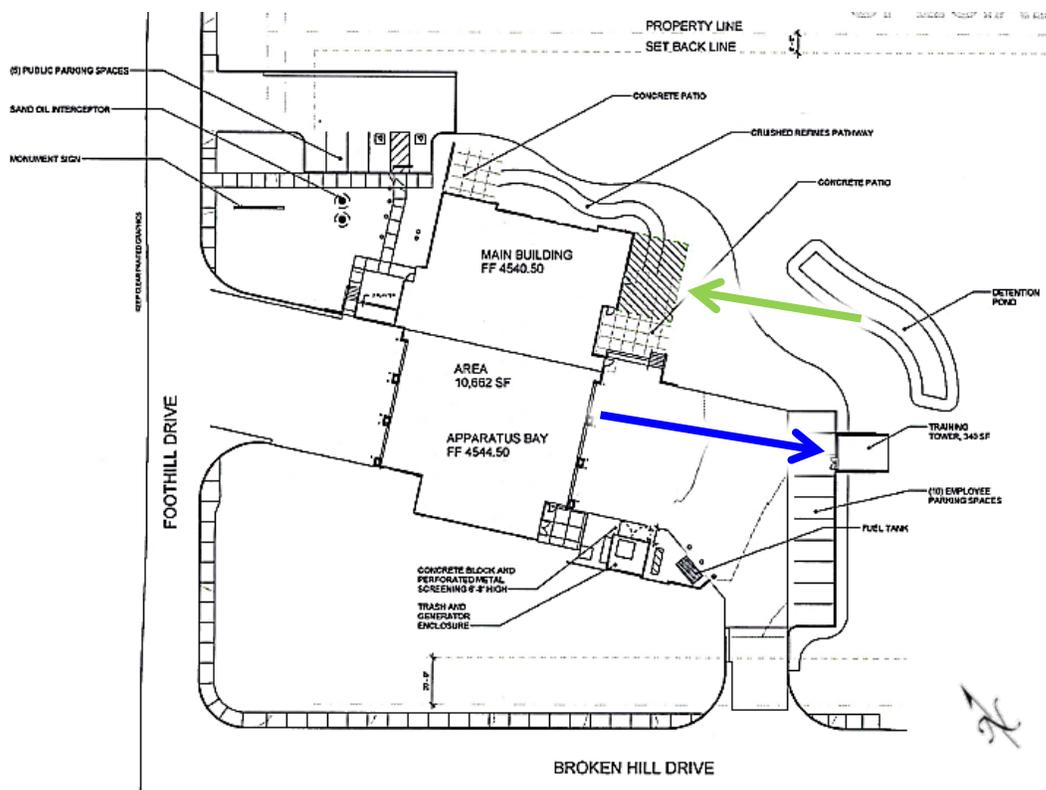
On December 1, 2016 the Washoe County Board of Adjustment (BOA) held a duly noticed public hearing and denied Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) for the construction and operation of a new fire station, being unable to make the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.

AGENDA ITEM # \_\_\_\_\_

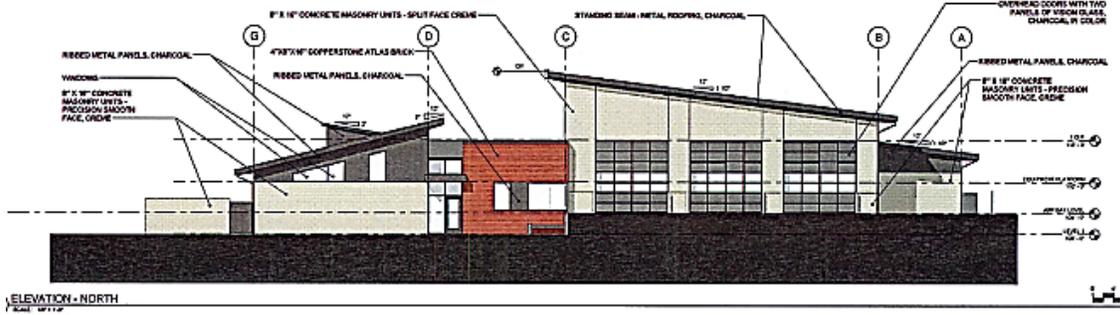
## **BACKGROUND**

Truckee Meadows Fire Protection District requested to construct and operate a fire station (safety services civic use type) located at the southeast corner of Foothill Road and Broken Hill Road. The subject site is zoned Medium Density Suburban. Safety services civic use type is permissible in this zoning category, subject to the approval of a special use permit by the Board of Adjustment.

The project was proposed to be completed in three phases. The initial phase was proposed to include construction of the major part of the entire project, along with all signage, and landscaping required. The second phase included construction of a “training tower”. The location proposed for the “training tower” is indicated with the blue arrow on the following site plan. The area proposed for the third phase is indicated with the green arrow on the following site plan. The third phase included expansion of the living quarters to allow for additional staffing at the fire station.



The proposed architecture of the fire station (north elevation is shown below) was somewhat dissimilar to that of the surrounding residential and commercial development. Surrounding residential and commercial development typically include exterior finishes including natural stone, natural wood, and red brick, as can be seen in the photographs following the drawing of the north elevation on the next page. Surrounding residential and commercial development has occurred over several decades and includes many different architectural styles and choices of building materials.

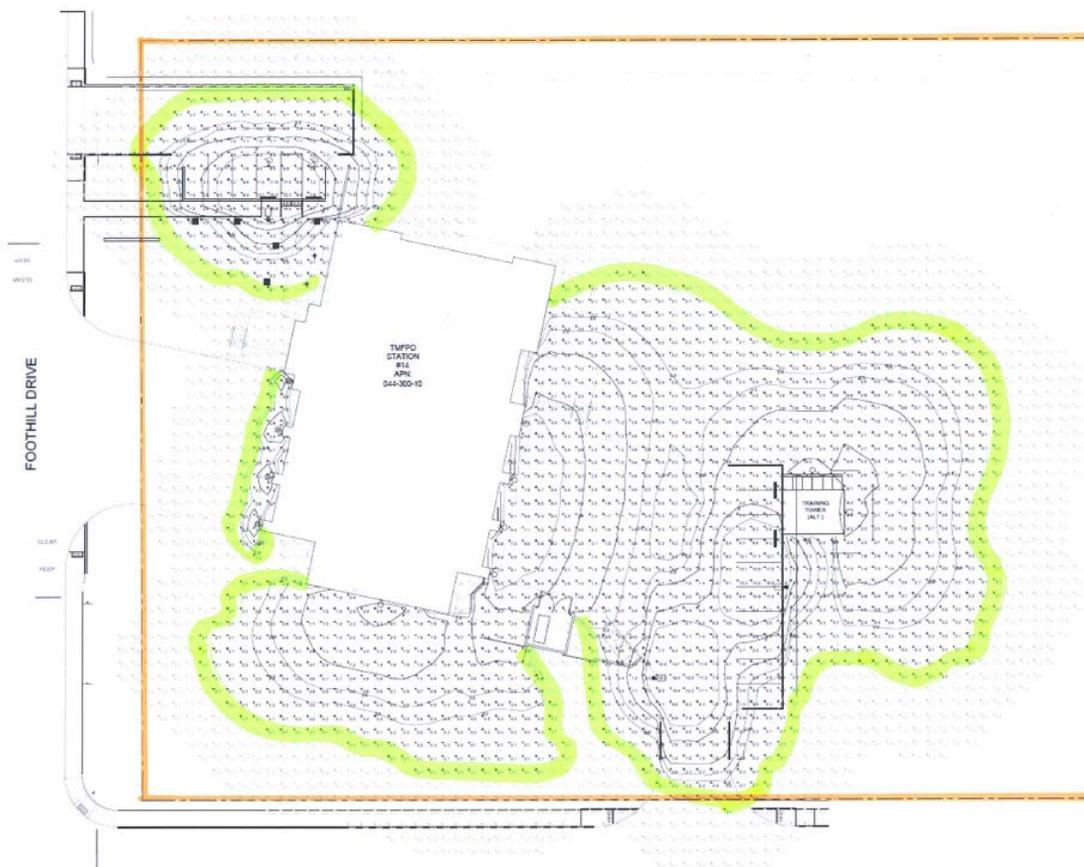


North Elevation



Conditions of approval to encourage the addition of natural stone, natural wood, and red brick to the building elevations, were included with the recommendation to the Board of Adjustment.

The following photometric plans show compliance with the requirements of the Development Code lighting standards and were provided during the review process. The property line is shown in orange and the lit areas in green.



This proposal was evaluated for consistency with the Southwest Truckee Meadows Area Plan and with generally applicable Development Code requirements as well as the findings required for approval of a Special Use Permit.

Among the applicable Area Plan Policies are the following:

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Comment: This project was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board on November 10, 2016. There were no negative comments expressed from the public in attendance at that meeting. The CAB voted to recommend approval of the project.

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

Staff Comment: Conditions of approval were recommended to ensure that all lighting is down-shielded. Washoe County Engineering and Capital Projects Division included a recommended condition of approval (number “2m” in the attached Exhibit A to the BOA staff report) to require that a streetlight be placed at each of the proposed driveways.

During the hearing the County Engineer asked to modify that condition to require one streetlight at the intersection of Broken Hill Road and Foothill Road. The Area Plan, as shown above, discourages streetlights. The BOA discussed street lighting at length during the hearing, but ultimately denied the Special Use Permit.

SW.2.8 All landscape designs will emphasize the use of native vegetation, with nonnative and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: Conditions of approval were recommended to emphasize the use of native vegetation.

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: Architecture has been designed and conditions of approval were recommended to encourage architecture that will mitigate the impact upon surrounding land uses.

SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Services staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

Staff Comment: The Health District responded that, “the project should have no impact upon public health if proposed construction complies with the most current WCHD regulations at the time of construction.”

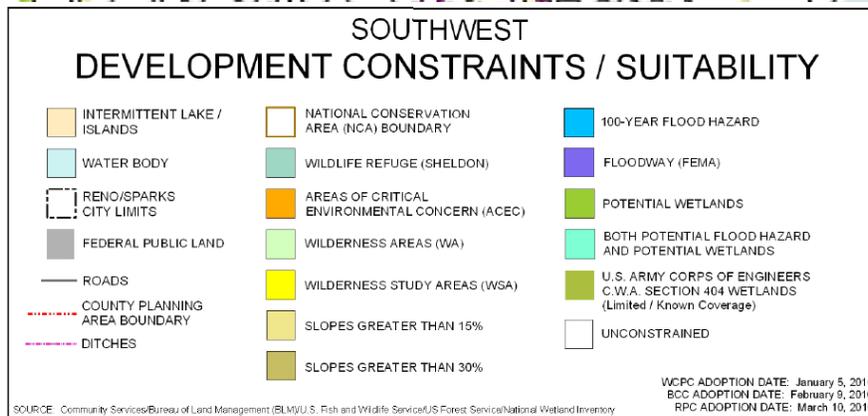
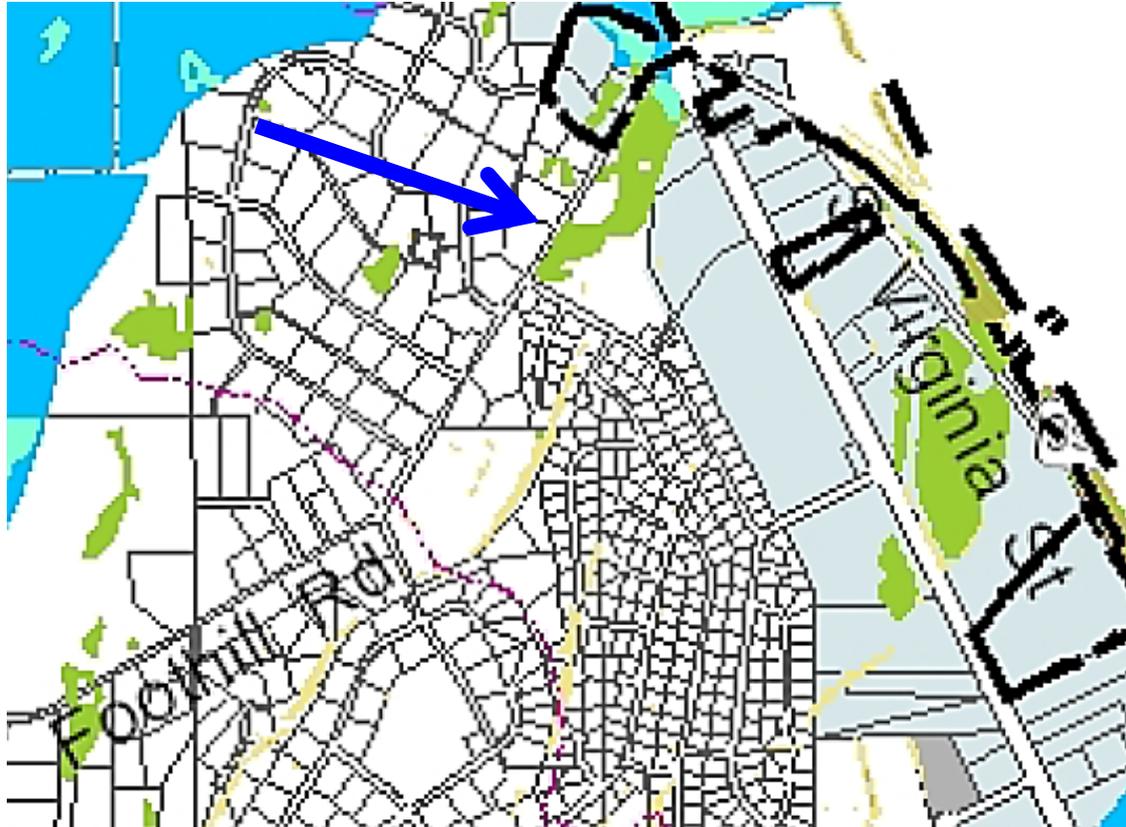
SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

Staff Comment: Staff included the required finding in the proposed motion and recommendation to the BOA, which did not make the finding.

Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.

Staff Comment: Both water and wastewater were proposed to be provided by the appropriate utility providers. Neither a well nor a septic system was proposed with this development.

There are potential wetlands identified by the Area Plan on the subject site as can be seen in the following map. Conditions of approval were recommended to require that the applicant provide a letter from the Army Corps of Engineers (ACOE) to Washoe County staff, verifying that there are no wetlands being impacted by the proposed fire station. If it is discovered that wetlands are present, the development would have been required to comply with the applicable Codes required by the ACOE.



Another potential impact that has been identified is the disruption to the residents of the surrounding area resulting from the use of sirens on emergency vehicles. A condition of approval was recommended to require that the operations plan for this facility include minimizing the use of sirens while emergency vehicles are in residential areas.

During the hearing before the BOA several concerned citizens addressed the board. Concerns generally included:

- Questions regarding the appropriateness of the location.
- Traffic impact upon the surrounding residential area, as the existing roads are narrow, particularly Foothill Road.
- Value of adjacent land being increased and therefore taxes will increase.
- Danger to pedestrians.
- The proposed generator should be located farther away from the adjacent homes.
- The location is not ideal to serve future growth areas in the County.
- There is a school bus stop at the location proposed for the fire station.
- There may be insufficient parking during training events at the fire station.

Staff recommends that the Board affirm the decision of the BOA, however, if the Board chooses to approve the special use permit, conditions of approval (including the changes to the engineering conditions, as requested by the County Engineer at the BOA hearing) have been included as Attachment D to this report.

The basis for the appeal, as provided in the appeal application is that, “All of the neighborhood concerns were addressed and presented to the Board of Adjustment at the December 1<sup>st</sup> hearing. The project has been designed to be found in conformance with the special use permit ‘findings’ and should be approved by the Board of County Commissioners.”

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

Staff recommends that the Board of County Commissioners affirm the decision of the BOA and deny Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) which requested approval of a special use permit for the construction and operation of a new fire station. The denial is based upon the inability to make the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.

### **POSSIBLE MOTIONS**

Should the Board agree with staff’s recommendation, a possible motion would be: “I move that the Board of County Commissioners affirm the decision of the BOA and deny Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) which requested approval of a special use permit for the construction and operation of a new fire station. The denial is based upon the inability to make the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.”

Should the Board of County Commissioners disagree with the BOA the following motion is provided: “I move that the Board of County Commissioners reverse the decision of the BOA and approve, with the conditions of approval included at Attachment D to this report, Special Use Permit Case Number SB16-010 for Truckee Meadows Fire Protection District, having made the five findings required in accordance with Washoe County Code

Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan, including:

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;
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 fire station (safety services civic 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 any military installation; and  
Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Attachments:

Attachment A: Board of Adjustment Staff Report dated 11/10/2016

Attachment B: Appeal Application dated 12/14/2016

Attachment C: Board of Adjustment Meeting Minutes of 12/1/2016

Attachment D: Possible Conditions of Approval



# Board of Adjustment Staff Report

Meeting Date: December 1, 2016

Subject: Special Use Permit Case Number SB16-010  
Applicant: Truckee Meadows Fire Protection District  
**Agenda Item Number: 8A**  
Project Summary: Construction and operation of a new fire station  
**Recommendation: Approval with Conditions**  
Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## Description

**Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14)** – Hearing, discussion, and possible action to approve a special use permit for the construction and operation of a new fire station (Safety Services Civic Use Type).

- Applicant: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Property Owner: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Location: Northeast corner of Foothill Road and Broken Hill Road
- Assessor's Parcel Number: 044-300-19
- Parcel Size: ± 3 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 8, T18N, R20E, MDM,  
Washoe County, NV

**Staff Report Contents**

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Citizen Advisory Board Minutes ..... Exhibit B

Public Comments ..... Exhibit C

Agency Comments ..... Exhibit D

Public Notice ..... Exhibit E

Project Application ..... Exhibit F

**Special Use Permit**

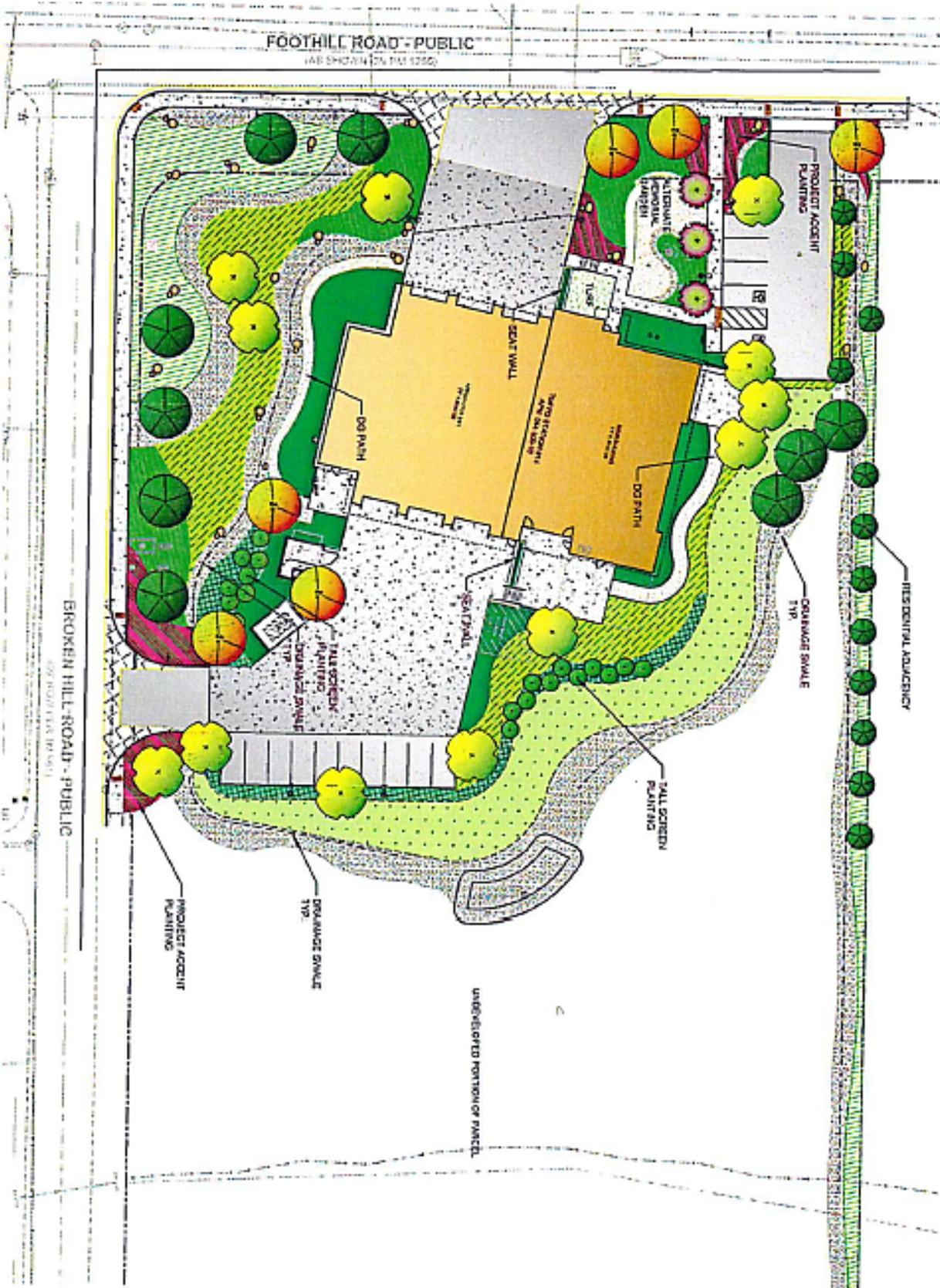
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment (BOA) grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number SB16-010 are attached to this staff report and will be included with the Action Order, if the request is approved by the BOA.

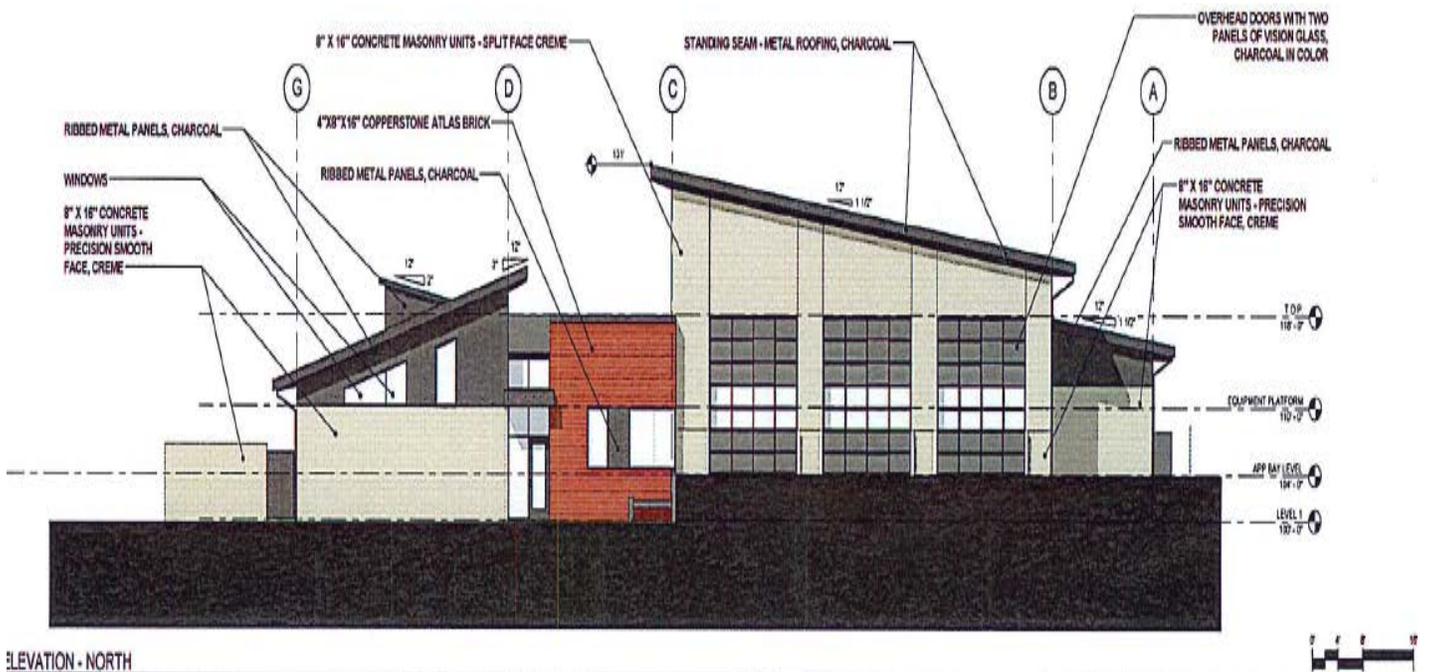


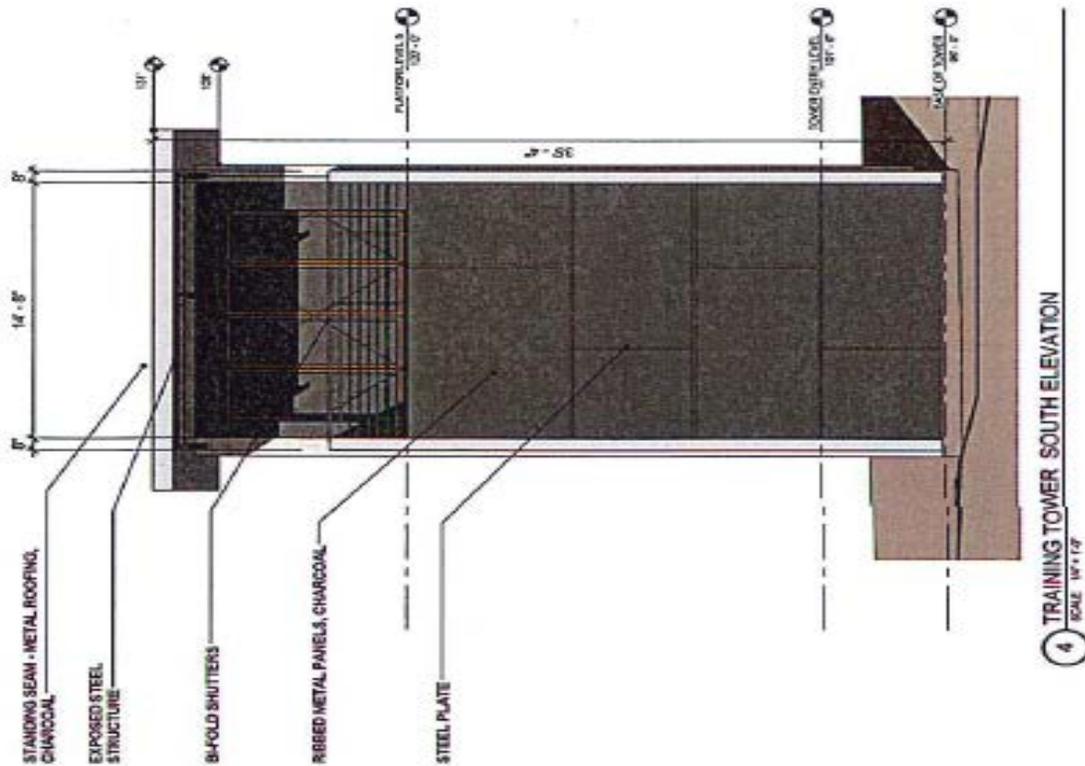
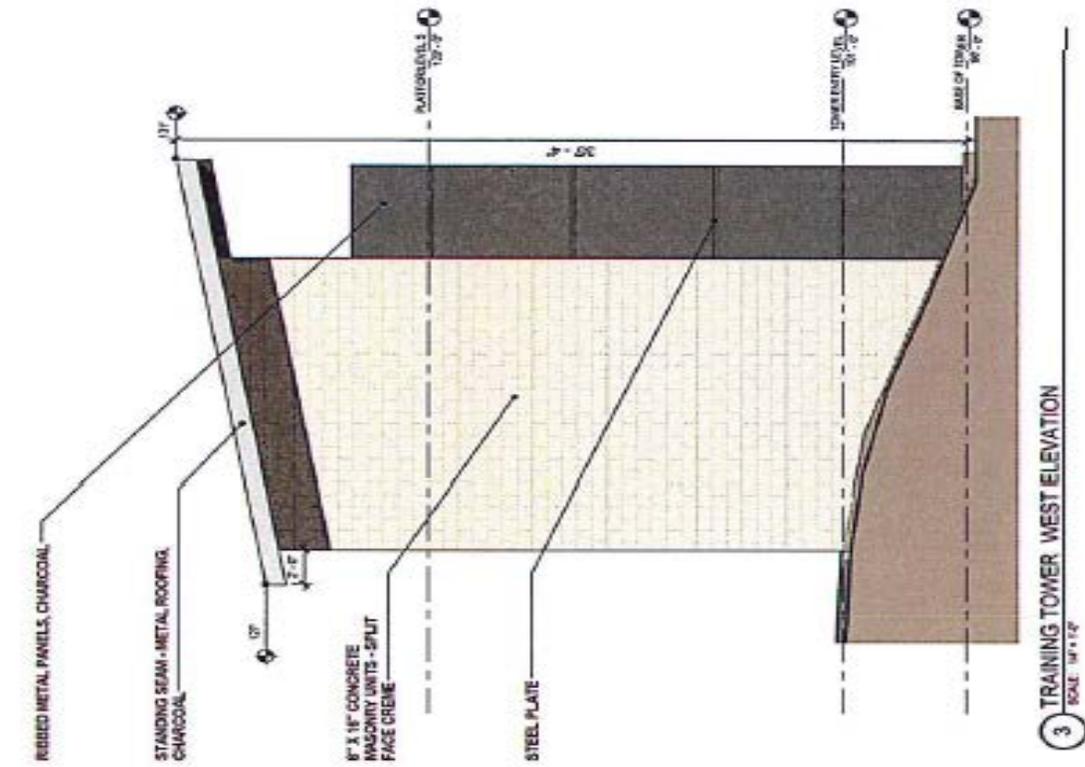
**Vicinity Map**

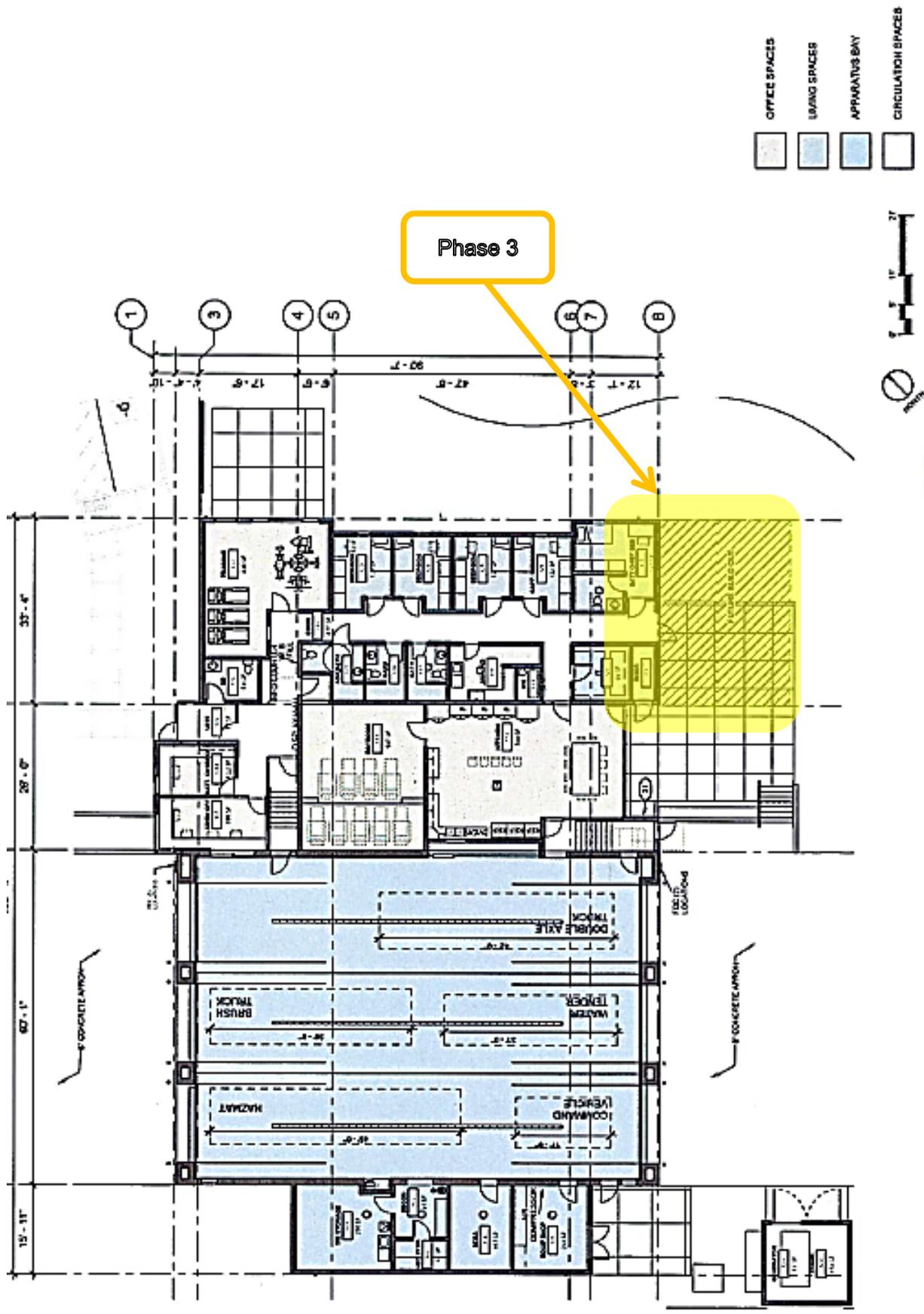


**Site Plan with Landscaping**





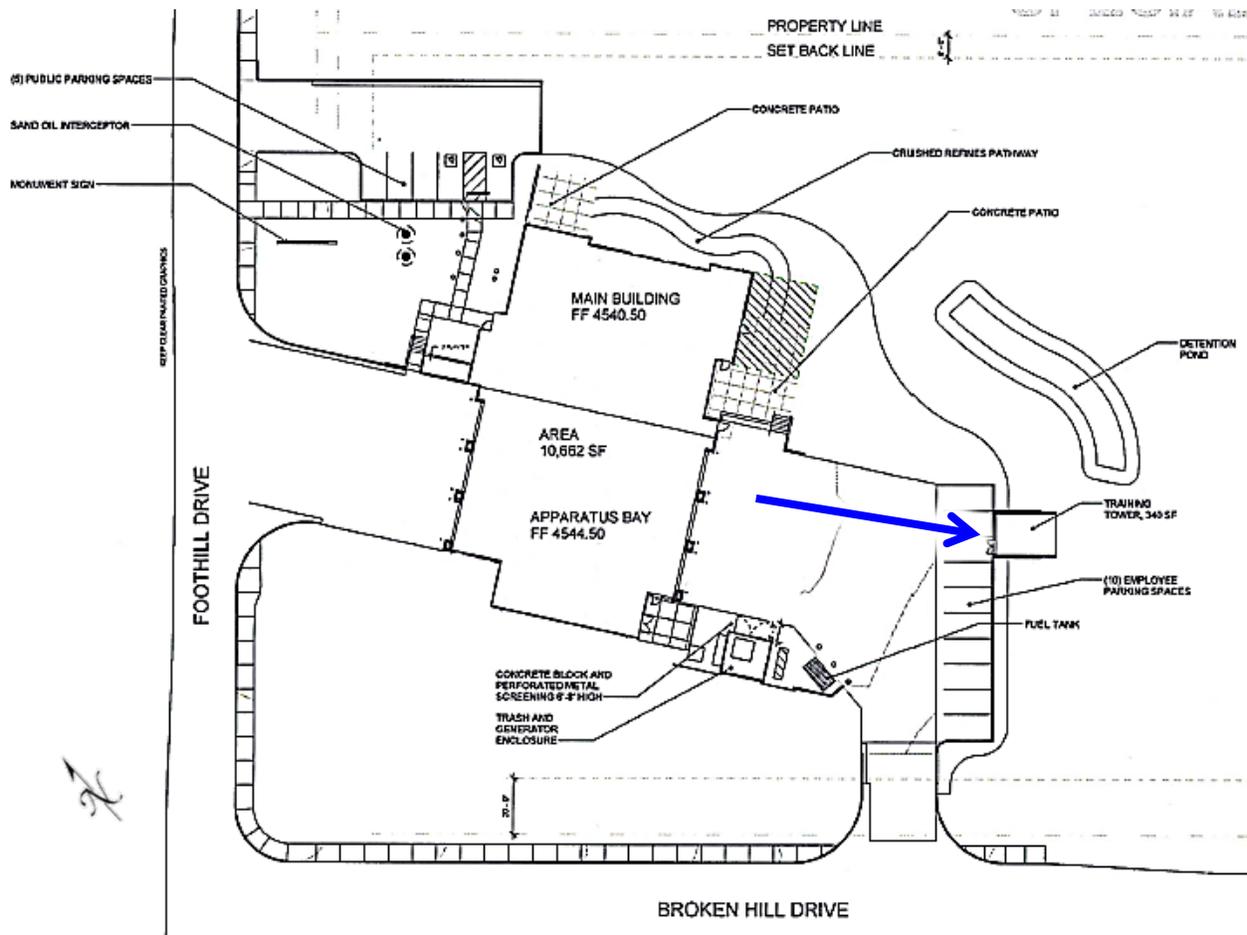




**Project Evaluation**

Truckee Meadows Fire Protection District is requesting to construct and operate a fire station (safety services civic use type) located at the northeast corner of Foothill Road and Broken Hill Road. The subject site is zoned Medium Density Suburban. Safety services civic use type is permissible in this zoning category, subject to the approval of a special use permit by the Board of Adjustment.

The project is proposed to be completed in three phases. The initial phase is proposed to include construction of the major part of the entire project, along with all signage, and landscaping required. The second phase includes construction of a “training tower”. A drawing of the proposed training tower is included on page 8 of this report. The location proposed for the “training tower” is indicated with the arrow on the following site plan. The area proposed for the third phase is indicated in yellow on the building floor plan on page 9 of this report. The third phase includes expansion of the living quarters to allow for additional staffing at the fire station.



The proposed architecture of the fire station (elevations are included on pages 6 and 7 of this report) is somewhat dissimilar to that of the surrounding residential and commercial development. Surrounding residential and commercial development typically include exterior finishes including natural stone, natural wood, and red brick, as can be seen in the following photographs. Surrounding residential and commercial development has occurred over several decades and includes many different architectural styles and choices of building materials.

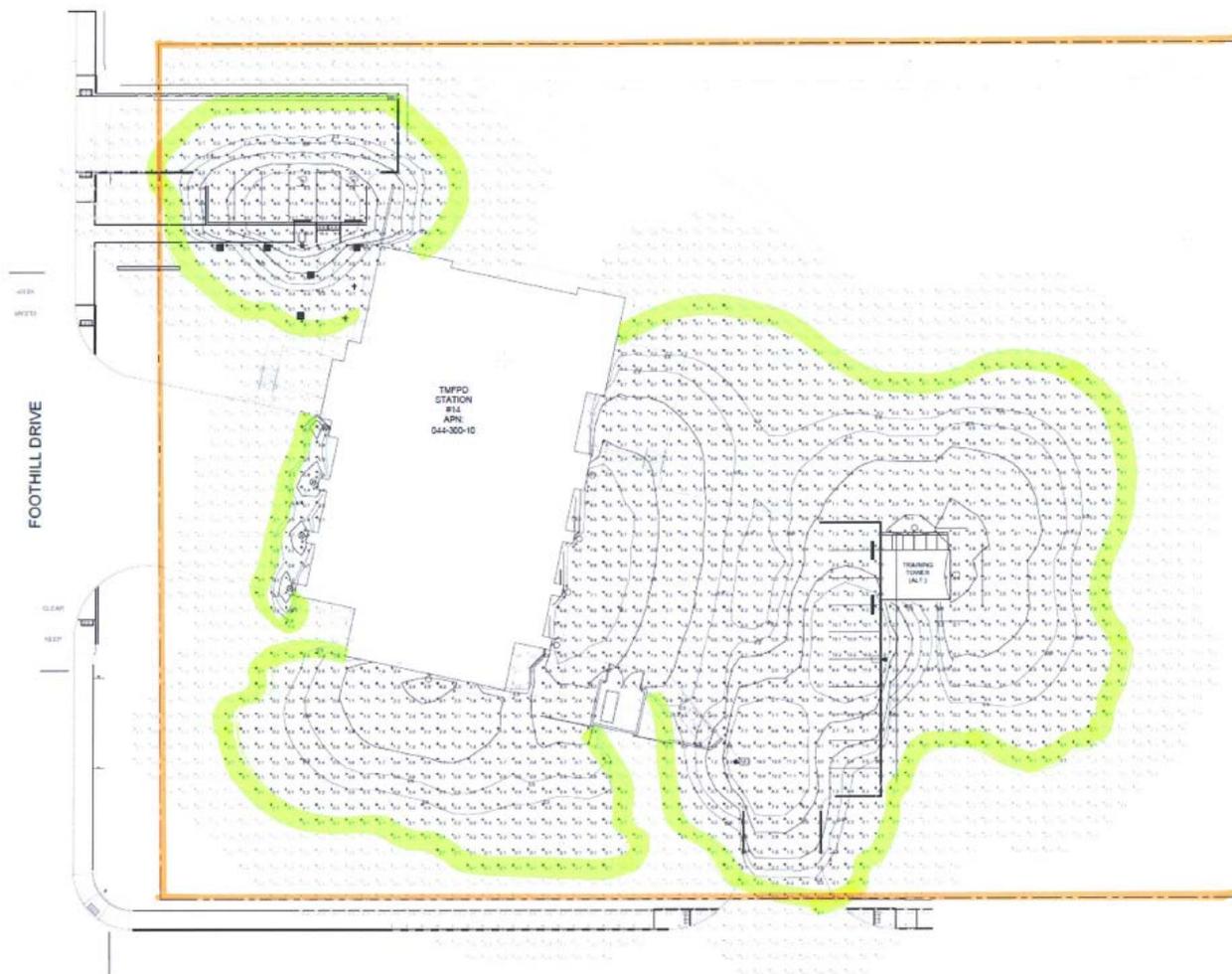


Staff has included conditions of approval to encourage the addition of natural stone, natural wood, and red brick to the building elevations. Staff believes that approval of the fire station will not be significantly detrimental to the surrounding area.

The exterior lighting proposed with the application shows that there will be light spill-over at the property line at both roads as well as the northern property line. Washoe County Development Code Section 414.21(a) requires that, "All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties." Conditions of approval have been included to require that there be no light spillover at any property line. The following photometric plan shows that there is no light or glare when the numbers are "0.0". Areas without light are also indicated by the numbers being grey as opposed to black. Lit areas are shown generally within the green highlighted area. The property line is shown in orange.



The applicant later submitted the following, revised, photometric plans which show compliance with the requirements of the Development Code. This revised plan will be required for approval of building permits. Again, the property line is shown in orange and the lit areas in green.



This proposal was evaluated for consistency with the Southwest Truckee Meadows Area Plan and with generally applicable Development Code requirements as well as the findings required for approval of a Special Use Permit.

Among the applicable Area Plan Policies are the following:

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Comment: This project was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board on November 10, 2016. There were no negative comments expressed from the public in attendance at that meeting. The CAB voted to recommend approval of the project.

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

Staff Comment: Conditions of approval have been recommended to ensure that all lighting is down-shielded. Washoe County Engineering and Capital Projects Division included a recommended condition of approval (number “2m” in the attached Exhibit A) to require that a streetlight be placed at each of the proposed driveways. The Area Plan, as shown above, discourages streetlights. Staff has included an option in the proposed motion to retain or

eliminate that condition of approval, and asks that the Board of Adjustment weigh the merits of including or not including streetlights as part of the project.

SW.2.8 All landscape designs will emphasize the use of native vegetation, with nonnative and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: Conditions of approval have been recommended to emphasize the use of native vegetation.

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: Architecture has been designed and conditions of approval have been recommended to encourage architecture that will mitigate the impact upon surrounding land uses.

SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

Staff Comment: The Health District responded that, “the project should have no impact upon public health if proposed construction complies with the most current WCHD regulations at the time of construction.”

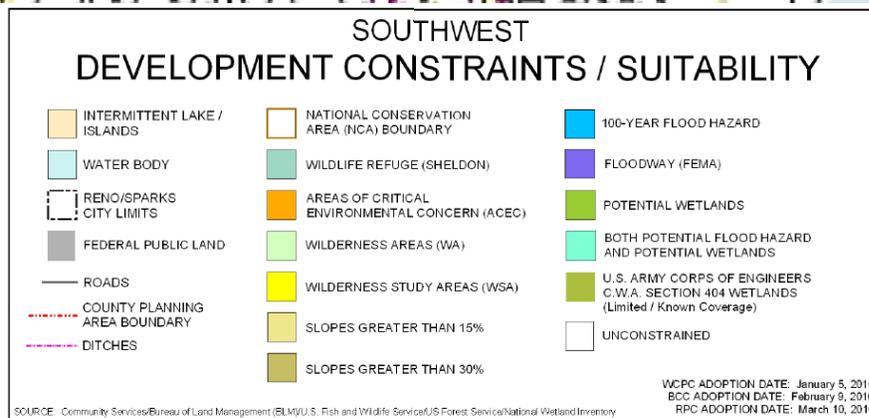
SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

Staff Comment: Staff believes that the required finding can be made and it is included in the proposed motion and recommendation.

Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.

Staff Comment: Both water and wastewater will be provided by the appropriate utility providers. Neither a well nor a septic system are proposed with this development.

There are potential wetlands identified by the Area Plan on the subject site as can be seen in the map (next page) following. Conditions of approval have been recommended to require that the applicant provide a letter from the Army Corps of Engineers (ACOE) to Washoe County staff, verifying that there are no wetlands being impacted by the proposed fire station. If it is discovered that wetlands are present, the development must comply with the applicable Codes required by the ACOE.



Another potential impact that has been identified is the disruption to the surrounding area resulting from the use of sirens on emergency vehicles. A condition of approval has been recommended to require that the operations plan for this facility include minimizing the use of sirens while emergency vehicles are in residential areas.

**South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)**

This project was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board on November 10, 2016. There were no negative comments expressed from the public in attendance at that meeting. The CAB voted to recommend approval of the project.

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Utilities
  - Parks and Open Spaces
- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Division
  - Environmental Health Division
- Washoe County Sheriff
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada Department of Transportation
- Truckee Meadows Water Authority

Four out of the fourteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order if the special use permit is approved by the Board of Adjustment.

- Washoe County Planning and Development addressed landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.  
**Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**
- Washoe County Air Quality noted that a dust control permit will be required if the construction activities will be greater than one acre in size.  
**Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us**
- Truckee Meadows Fire Protection District noted that generally applicable standards of Chapter 60 (Fire Code) will apply to the project.  
**Contact: Amy Ray, 775.326.6005, aray@tmfpd.us**
- Washoe County Engineering and Capital Projects addressed technical requirements necessary for construction permits, grading, haul routes, traffic and lighting considerations.  
**Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us**

### **Staff Comment on Required Findings**

Washoe County Development Code Section 110.810.30 of Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

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.  
Staff Comment: There are no provisions within the Master Plan or Area Plan that prohibit the proposed fire station. The proposed use is consistent with the Area Plan policies as shown on pages 13 and 14 of this report.
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.  
Staff Comment: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
3. Site Suitability. That the site is physically suitable for a fire station (safety services Civic use type), and for the intensity of such a development.  
Staff Comment: The site is undeveloped at this time. The fire station will be developed in conformance with all applicable standards and the conditions of approval placed upon the development by the Board of Adjustment.
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.  
Staff Comment: Subject to the conditions of approval, it is the opinion of staff 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.  
Staff Comment: There is no military installation in the required noticing distance of the proposed fire station, therefore this project will not have a detrimental effect on the location, purpose or mission of any military installation.
6. Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.  
Staff Comment: Conditions of approval have been included to encourage that the architecture of the proposed fire station include elements of the architecture of surrounding residences and commercial development, this condition is intended to preserve the community character.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB16-010 is being recommended for approval with conditions. Staff recommends that the Board of Adjustment weigh the benefits and detriments including the requirement for streetlights at each driveway and include a decision when a motion is made. Staff offers the following motion for the Board's consideration:

### **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 the conditions of approval included as Exhibit A (including condition #2m to require

streetlights to be installed at each driveway **OR eliminating** condition #2m so that streetlights are not installed at each driveway) Special Use Permit Case Number SB16-010 for Truckee Meadows Fire Protection District, having made the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan, including:

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;
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 fire station (safety services civic 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 any military installation,

and

Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520

Representatives: CFA  
Attn: Angela Fuss  
1150 Corporate Blvd.  
Reno, NV 89502

Action Order xc:



# Conditions of Approval

Special Use Permit Case Number SB16-010

The project approved under Special Use Permit Case Number SB16-010 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 1, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agency.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. This approval is for construction and operation of a new fire station (Safety Services Civic Use Type). The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits for phase one (main building, parking, landscaping and etc.) which must be issued by Washoe County on or before December 1, 2018. The applicant shall submit complete construction plans and building permits for phase two (training tower) which must be issued by Washoe County on or before December 1, 2021. The applicant shall submit complete construction plans and building permits for phase three (additional living accommodations) which must be issued by Washoe County on or before December 1, 2024. The applicant shall complete construction within the time specified by each of the applicable building/construction permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee (DRC). Said plan shall address, but not be limited to:
  1. Type and color of building materials: One or more materials with the appearance of natural stone, natural wood and red brick are encouraged to be included on all building elevations.
  2. General architectural design: Variation in color and texture of CMU (concrete masonry unit) block is encouraged.
  3. Parking, parking lot circulation and striping.

4. Signage.
  5. Exterior lighting and lighting fixtures. All exterior lighting fixtures shall be shielded such that light is emitted downward only.
  6. Fencing.
  7. Trash enclosures.
  8. Landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
  9. Landscape designs will emphasize the use of native vegetation.
  10. Additional areas of "tall screen planting" (as shown on the landscape plans submitted with this special use permit application) shall be included between the structure and Broken Hill Road.
  11. A landscape berm is encouraged to be included between the structure and Broken Hill Road.
  12. The training tower shall be shown. "Tall screen planting" (as shown on the landscape plans submitted with this special use permit application) shall be included on the south and west sides of the training tower.
- f. Landscaping plans shall locate all trees within the boundaries of the subject parcel. Landscaping plantings located within the public right-of-way shall consist of shrubs and ground-cover only. Landscaping elements located within the public right-of-way shall not be greater than eighteen inches in height. The applicant shall provide a copy of an approved encroachment permit prior to any improvements within the public right-of-way.
  - g. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Development Code Articles 408, 410 and 412 have been met. Any landscaping plans and the letter(s) shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Development has waived.
  - h. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
  - i. Sign area calculations shall be included with improvement plans and must show that the area of the proposed sign is within the applicable size limitations of Development Code Article 505.
  - j. The proposed sign shall maintain a setback of at least 5 feet within the boundaries of the subject parcel.
  - k. Photometric plans shall include the property lines and shall show that there is no light or glare at any property line. Photometric plans shall include any light emitted from the proposed freestanding sign as well as any building-mounted signage.
  - l. Sidewalk, curb, and gutter shall be installed along the entire length of the parcel adjacent to Broken Hill Road.

- m. Prior to approval of any construction permits, the applicant shall provide a letter from the Army Corps of Engineers (ACOE) to Washoe County staff, verifying that there are no wetlands being impacted by the proposed fire station OR that the development proposal complies with the applicable ACOE requirements.
- n. The following **Operational Conditions** shall be required for the life of the project:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  - 3. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - 4. Except as otherwise required by law, the operations plan for this facility shall include the minimization of use of sirens in residential areas.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist, place the 5 standard notes on the plans and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition
- d. Applicant shall indicate, on the plans, the location to which exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be

designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

- h. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- i. The driveway access off Broken Hill Road should align with the intersection of Raintree Court.
- j. Driveway locations and design shall conform to the Washoe County Code Article 436 for commercial driveways.
- k. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum, if required.
- l. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- m. Streetlights shall be installed at the two fire truck driveway intersections with County rights-of-way.
- n. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- o. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- p. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.
- q. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- r. All improvements within the county right-of-way shall be constructed in accordance with the latest county codes and the latest county standard specifications and details.
- s. A street excavation permit is required for any work (including, but not limited to, driveway and culvert installations and utility connections) to be performed within the Washoe County right-of-way.

- t. A Regional Road Impact Fee (RRIF) will be required for the fire station.

**Washoe County Health District**

- 3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Albee, Charlene, 775.784.7211, cable@washoecounty.us**

- a. A dust control permit shall be obtained prior to any construction activities if the construction activities will encompass more than an acre.

\*\*\* End of Conditions \*\*\*

Concerns raised at the CAB meeting include:

- 1) How will traffic be impacted on the rural roadway.
- 2) Will solar panels be installed on the roof.
- 3) The location should be further east, and further away from existing residences.
- 4) Safety in relationship to proximity to the school.
- 5) There are houses to the north. Will sirens be used immediately upon exit from the firehouse.
- 6) Has feedback from the neighbors been taken into consideration.
- 7) What will happen to the existing fire station.

The CAB voted unanimously to recommend approval of the special use permit.

From: Bob wideman <bob.wideman@charter.net>  
Sent: Wednesday, November 02, 2016 10:39 AM  
To: Pelham, Roger  
Subject: SB16-010 Truckee Meadows Fire Protection District Station#14

Hello Roger,

I have reviewed the application for TMFPD Station 14. As a resident of Raintree Ct, I will be in close proximity to the operation at the proposed fire station. I believe that enhancements to public safety are good, but I have a couple concerns.

1. I suggest that there be appropriate conditions to limit the unnecessary use of emergency vehicle sirens during traditional sleeping hours. During those hours, traffic in the area is typically very light and there should be no need to wake nearby residents unnecessarily.
2. Foothill Road is a narrow two lane road. Utility poles are close to the roadway and virtually no shoulder exits. The application discusses the addition of some sidewalks to accommodate pedestrians. Those sidewalks are probably needed all the way to Virginia Street. While the road often has light traffic, there are periods when it becomes quite congested. These periods generally coincide with the start and end to each school day, with both Marvin Picollo and Elizabeth Lenz Schools contributing to the traffic. That traffic consistently leads to backup and congestion at the intersection with South Virginia. At such times, fire apparatus using the planned egress will be impeded and force fire apparatus to drive on the wrong side of the road to circumvent the problem. That will create a hazard to the motoring public as well as fire personnel. That problem will become worse over time with area growth. That problem could be relieved with a widening of Foothill Road, a redesign of the traffic management curbing near the intersection with South Virginia, or direct egress from the fire station to South Virginia.

I would support the issuance of the Special Use Permit provided that those two issues are adequately addressed.

Thank you,

Robert F. Wideman  
10060 Raintree Ct  
Reno NV 89511

From: Albee, Charlene  
Sent: Thursday, October 20, 2016 11:19 AM  
To: Pelham, Roger  
Cc: wolf, Mike  
Subject: Fw: October Agency Review Memo IV  
Attachments: October Agency Review Memo IV.pdf

Hi Roger,

I reviewed Item #2 and the only air quality issue will be the standard requirement for a dust control permit if the construction activities will be more than an acre.

Thank you for the opportunity to review the project.

Charlene Albee  
Director | Air Quality Management Division | Washoe County Health District  
calbee@washoecounty.us | O: (775) 784-7211 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

From: Dayton, Brittany  
Sent: Friday, October 21, 2016 11:04 AM  
To: Emerson, Kathy  
Subject: RE: October Agency Review Memo IV

Hello Kathy,

We have no comments from the EMS Program on Item 2. Please let me know if you have any questions.

Thanks and have a good weekend,

Brittany

---

From: Emerson, Kathy  
Sent: Wednesday, October 19, 2016 2:05 PM  
To: Wolf, Mike; Rubio, Wesley S; English, James; Dayton, Brittany  
Subject: October Agency Review Memo IV

Good afternoon,

Please find the attached Agency Review Memo with cases received in October by Washoe County Community Services Department, Planning & Development.

You've each been asked to review the below-listed applications as indicated. The item descriptions and links to the applications are provided in the memo. Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Mike Wolf (Air Quality): Item 2

Wes Rubio/Jim English (Env Health.): Item 2

Brittany Dayton (EMS): Item 2

Thank you!

Kathy Emerson

Administrative Secretary Supervisor | Community Services Department  
kemerson@washoecounty.us | 775-328-3615 | 1001 E. 9th St., Reno, NV 89512

[www.washoecounty.us/csd](http://www.washoecounty.us/csd)



Amy Ray  
*Fire Marshal*

Tim Leighton  
*Division Chief*

Charles A. Moore  
*Fire Chief*

October 27, 2016

Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

Re: Special Use Permit Case Number: TMFPD Station 14

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- Any developments on the property shall meet the requirements of WCC 60. This shall include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression. Plans for development of parcels shall be submitted for review and approval to TMFPD.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520  
*Office 775.326.6000 Fax 775.326.6003*

**SB16-010**  
**EXHIBIT D**

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

October 25, 2016

Roger Pelham, MPA, Senior Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: TMFPD Station 14; APN 044-300-19  
Special Use Permit, SB16-010

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project. The project is proposing a new Fire Station that will serve the surrounding area. Approval by this Division is subject to the following conditions:

1. The WCHD has reviewed the special use permit. The proposed construction will be served by municipal water and sewer.
2. All proposed construction and development of the lot must meet the requirements in the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
3. The WCHD has no objections to the approval of this Special Use Permit as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District

From: Macaluso, Tony Sent: Thu 11/03/2016 3:49 PM  
To: Pelham, Roger; Webb, Bob  
Cc: Sack, Bob; Peterson, Christopher A.; Rubio, Wesley S; English, James; Macaluso, Tony  
Subject: TMFPD Station 14\* APN 044-300-19 Special Use Permit; SB16-010

Message: SB16-010\_HEALTH\_conditions.pdf (67 KB)

Roger,

In regards to the above SUP, I have attached the WCHD letter of conditions.  
In regards to the PHIR:

SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

The WCHD reviewed and approves Special Use Permit SB16-010; the project should have no impact upon public health if proposed construction complies with the most current WCHD regulations at the time of construction.

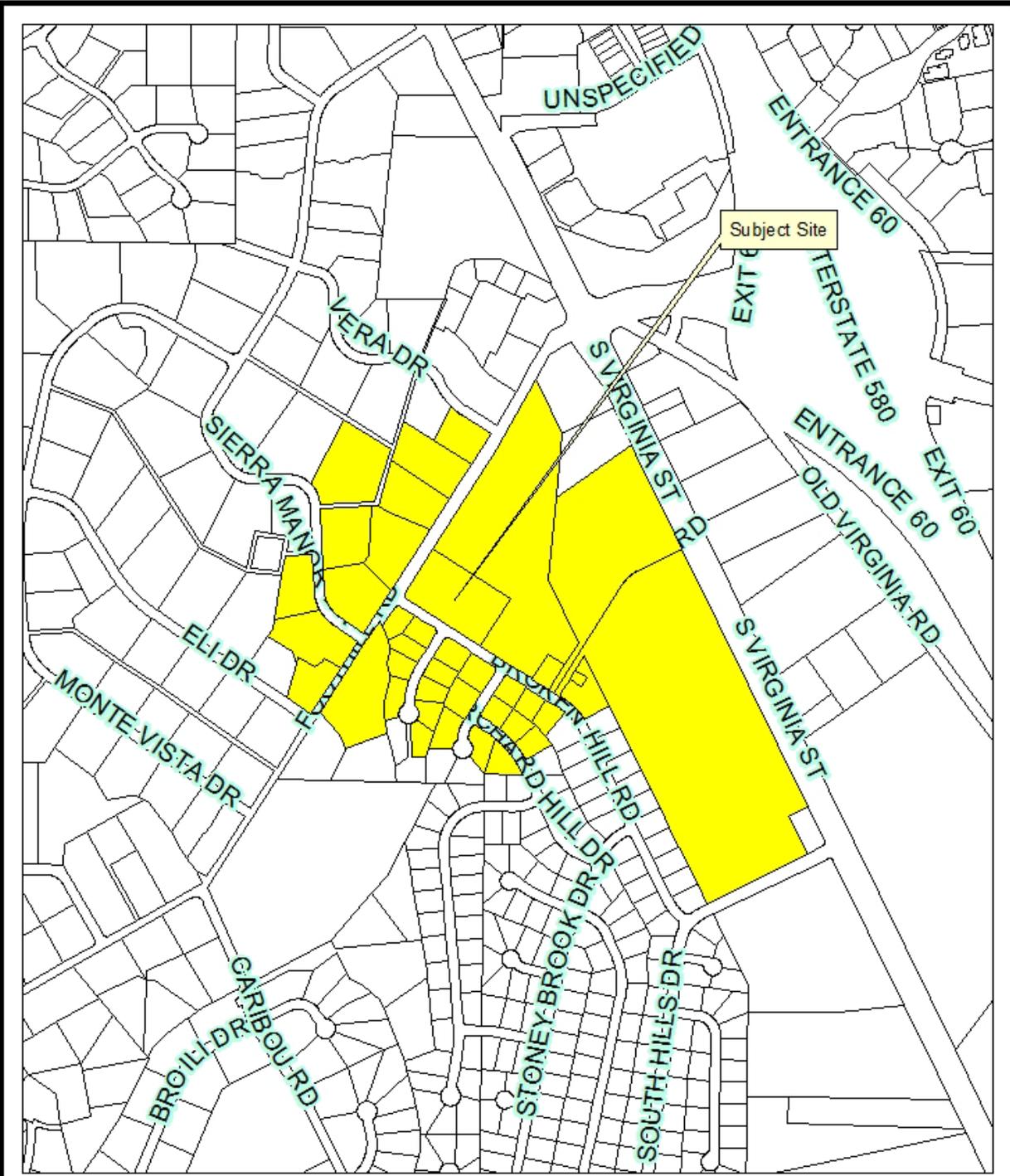
If you have questions or need further clarification please contact me.

Thanks,

Tony

**Tony Macaluso, REHS**  
Supervisor | Environmental Health | Washoe County Health District  
[tmacaluso@washoecounty.us](mailto:tmacaluso@washoecounty.us) | O: (775) 328-2431 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512





Mailing Label Map  
 Special Use Permit Case Number SB16-010  
 Truckee Meadows Fire Protection District Station Number 14  
 39 Parcels selected at 500 feet.



Community Services  
 Department  
 Planning and  
 Development Division  
 WASHOE COUNTY  
 NEVADA  
 Post Office Box 11120  
 Reno, Nevada 89520  
 (775) 335-3600

Source: Planning and Development Division

Date: August 2016

SB16-010 Exhibit F

1150 CORPORATE BLVD.  
RENO, NV 89502  
775.856.1150  
CFARENO.COM



**TMFPD STATION #14**  
**SPECIAL USE PERMIT SUBMITTAL**

OCTOBER 17, 2016



**SUBMITTED IN  
PARTNERSHIP  
WITH:**  
**TSK ARCHITECTS**



**SB16-010**  
**EXHIBIT F**



# TMFPD FIRE STATION #14

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# TMFPD FIRE STATION #14

## Appendices

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Lighting Plan (E2.02)..... Map Pocket



# TMFPD FIRE STATION #14

## Project Request

This application is a request for a special use permit for development of a new fire station located south of Foothill Road and east of Broken Hill Road. The project site is situated on a single parcel (APN 044-300-19) measuring 3 acres in size. The property is surrounded by vacant land to the east and south, single-family residential development to the west and large lot residential development to the north. The site is bounded by Foothill Road and Broken Hill Road on two sides and vacant land to the east and south. The parcel has a zoning designation of Medium Density Suburban (MDS) and a master plan designation of Suburban Residential (SR), and is within the Southwest Truckee Meadows Area Plan.

Truckee Meadows Fire Protection District (TMFPD) Station #14 currently resides at 12300 Old Virginia Road, and has for the past ±30 years. The existing site, which was once considered rural, is now surrounded on all sides by commercial and retail development. The proposed Fire Station #14 has been sited to provide a better location to respond to the volume and type of calls that are required to provide the needed service in southern Washoe County. This location serves the need for this region and its anticipated growth. This site has indirect access to Virginia Street (main north/south connector in Reno), and clear freeway access to U.S. 395/580, to aide in response times for emergency calls that are of a greater distance.

The new station will initially provide quarters for one fire crew, consisting of five members, and will be designed to accommodate two crews at full build out. The apparatus bay will house three large fire fighting vehicles and one extended cab 4x4 truck. At full build-out, the apparatus bays will accommodate four double depth pull through bays. Full build out of the fire station will be dependent on fire service needs and funding. The additional square footage will consist of 900 square feet for living quarters, 320 square feet for covered storage and the 340 square foot training tower. The timing of full build-out is not known, but is anticipated to take place within the next ten years.

This application package includes the following request:

- ❖ *A request to allow a Safety Service use in the MDS zoning district per Table 110.302.5.2 of the Washoe County Development Code.*

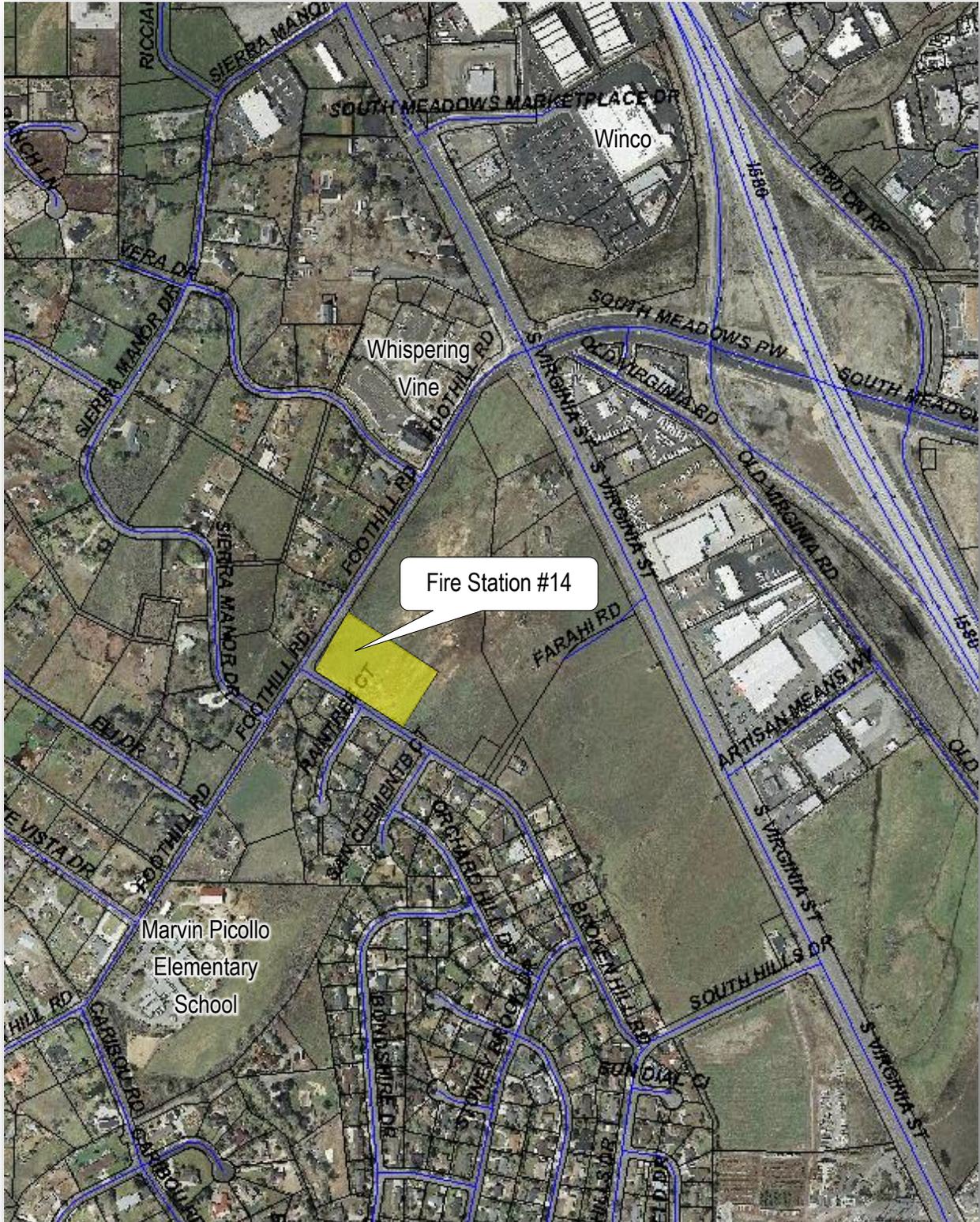
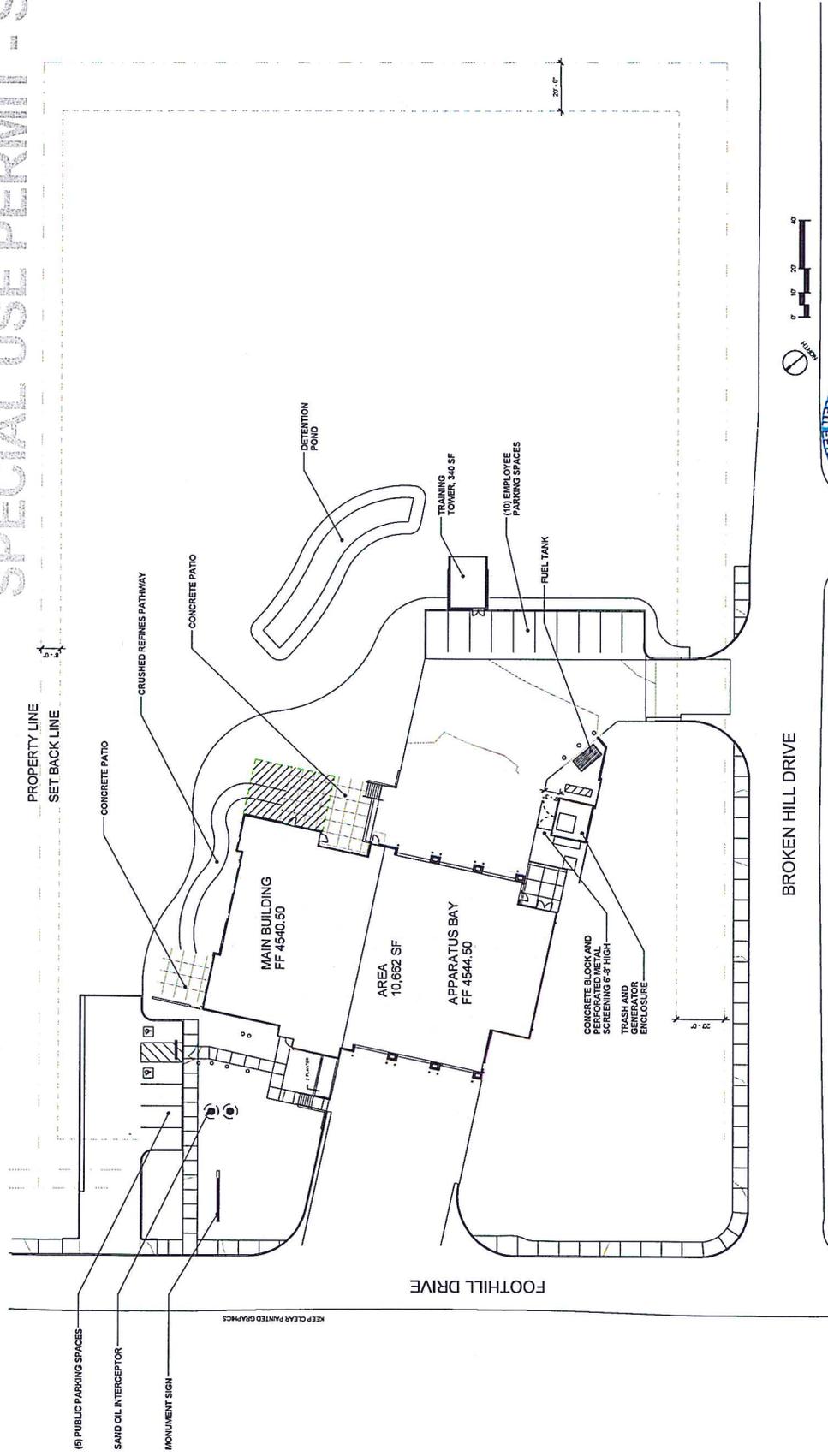


Figure 1 – Vicinity Map

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
SPECIAL USE PERMIT - SITE



STATION #14  
FOOTHILL RD & BROKEN HILL RD.  
1013710

**ESK**



# TMFPD FIRE STATION #14

## Project Description

The total site is 3-acres in size, and the initial development is proposed over the northern 2.02 acres. The site has a gradual slope from northwest to southeast, which will influence the site design. Drainage for the site slopes to the southeast and will require a detention basin on the southern portion of the site. The apparatus bay emergency doors allow egress to Foothill Road, which serves as the primary east-west access for this area. Public parking will be located off of the eastern edge of the site on Foothill Road. Broken Hill will also be the return point of entry for incoming fire vehicles and firemen's personal vehicles. Access to the rear yard is not secured at this time. The proposed  $\pm 10,662$  square foot building excludes future additions for 4 additional residential bedrooms as well as support services for the apparatus bay so bay #4 can be converted to a pull through bay.

Parking will be provided in two areas, one location for employees and a second parking lot for the public. Ten employee parking stalls will be located on the west side, with access off of Broken Hill Road. In addition, this area allows for a few public parking spaces will be provided for the occasional visitor or for employee overflow, when needed. The second parking lot will be for the public, with access off of Foothill Road. If a disabled employee utilizes this facility, they will use the ADA stall in the public parking lot, leaving one free ADA stall for public use. Additionally, an ADA route will be provided from the public sidewalk along Foothill Road into the public entry door.

## Building Architecture

The new station is a single story structure to be built of durable concrete masonry methods with accents and details of prefinished metal panels, to define entrances and provide a sense of community. Roofs are of 3:12 slopes to also reflect the geometry of the neighborhood. Other materials include storefront glazing, accent stacked masonry walls, and box-rib corrugated metal siding. The exterior materials are both aesthetic and durable, and integrate well with the materials found in southern Washoe County and the existing context of the surrounding neighborhoods. The building architecture has been designed to create a public identity, as well as provide a private side for the firemen's living quarters.

The main entrance to the fire station is highly visible from Foothill Road and is protected by an entrance canopy. Within the entrance vestibule is an assessable restroom that patrons can use before entering the building. As the public enters the building there is a TMFPD feature wall and information counter. Above the feature wall is a dormer for letting daylighting in, creating a sense of a secure space. The Captain and Battalion Chief offices flank the public entrance so people entering the building will be attended to immediately. The residential corridor has two direct connections to the apparatus bay for efficient flow during emergency calls. At the transition and end of the corridor are views to the exterior, also allowing for daylighting into the circulation space.

The apparatus bay north sectional doors have full vision glazing that allow for visibility of the apparatuses from Foothill Road and to supply the apparatus bay with plenty of north daylighting. The south access has



# TMFPD FIRE STATION #14

garage doors with two of the panels being glazed. Being a deep double bay station, a clerestory is provided that runs the length of bays to allow for daylight penetrating evenly.

A 34-foot tall training tower with three landings will be located on the southern side of the site and used for training purposes, with the top landing platform being constructed for rappelling. The tower is unconditioned and open air with operable screen wire meshed openings to keep out birds and/or large pests.

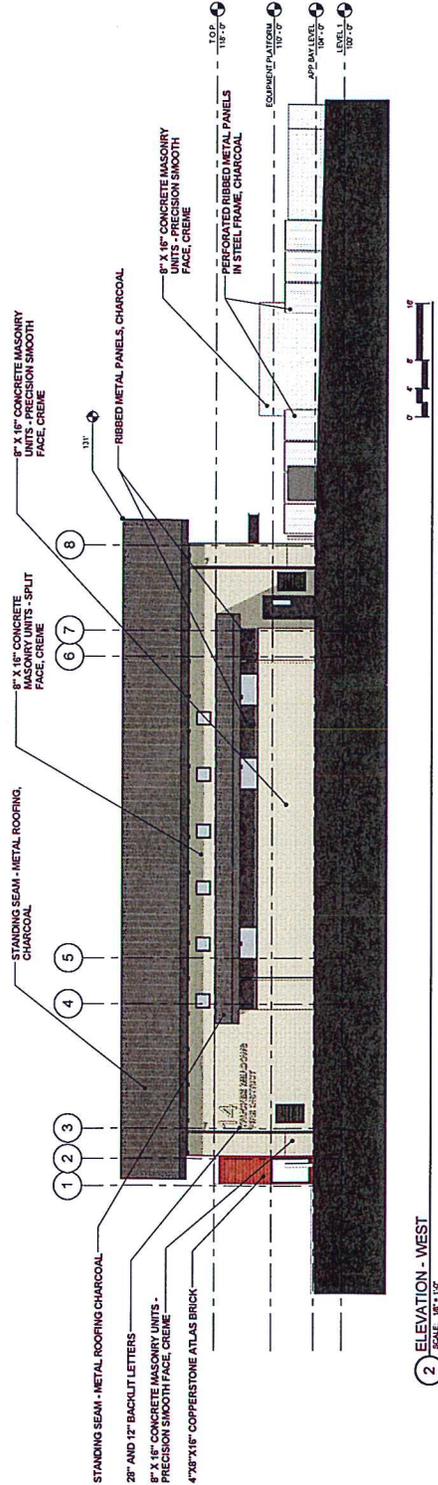
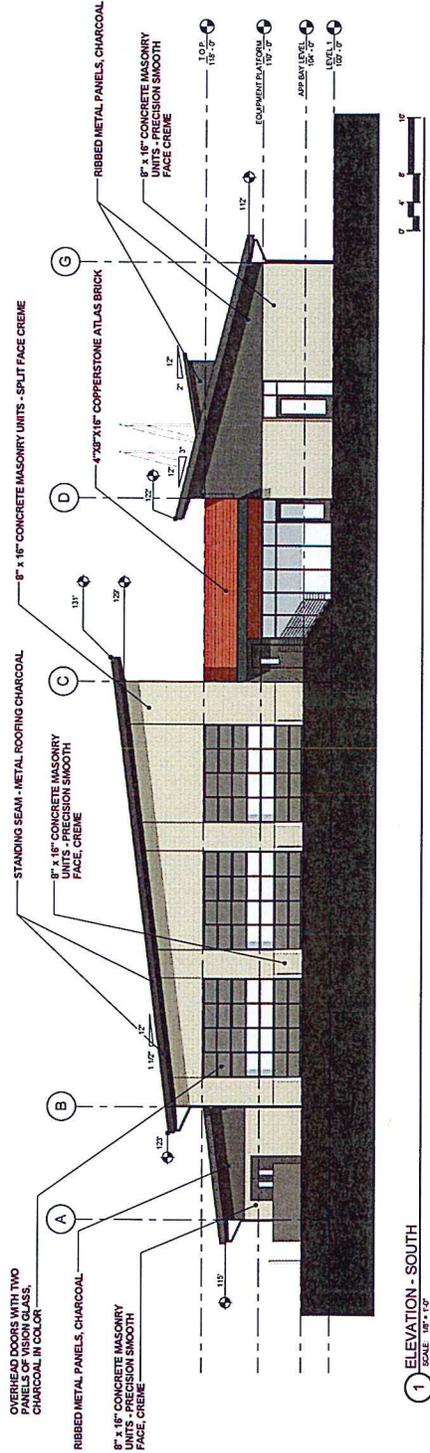
## Lighting

A photometric plan is provided in the map appendices. Pole lighting will be limited to 12-foot tall and shielded, in accordance with "dark sky lighting" requirements.

## Trash Enclosure

The screened trash/generator enclosure will be located on the southwest side of the building, approximately 20 feet from the apparatus bay. The trash enclosure walls will house two (2) 96-gallon trash and one (1) 96-gallon recycling totes (total of three 96-gallon totes). It is assumed that the trash enclosure walls will be approximately 8 feet high and include access through a 6-foot screened gate located on the east side at the concrete apron. The adjacent enclosure will house a 1000 gallon (750/250 Desil/Gas) refueling station. It is assumed that the trash enclosure walls will be approximately 6 feet high. Waste Management will access the site off of Broken Hill Road for service. TMFPD personnel will roll the bins curbside for pick up off of Broken Hill Road. The trash enclosure will be used for typical office waste supplies such as paper and plastic materials, food waste generated during kitchen meal preparation, as well as other basic everyday items used at the fire station while fire personnel are housed at the facility.

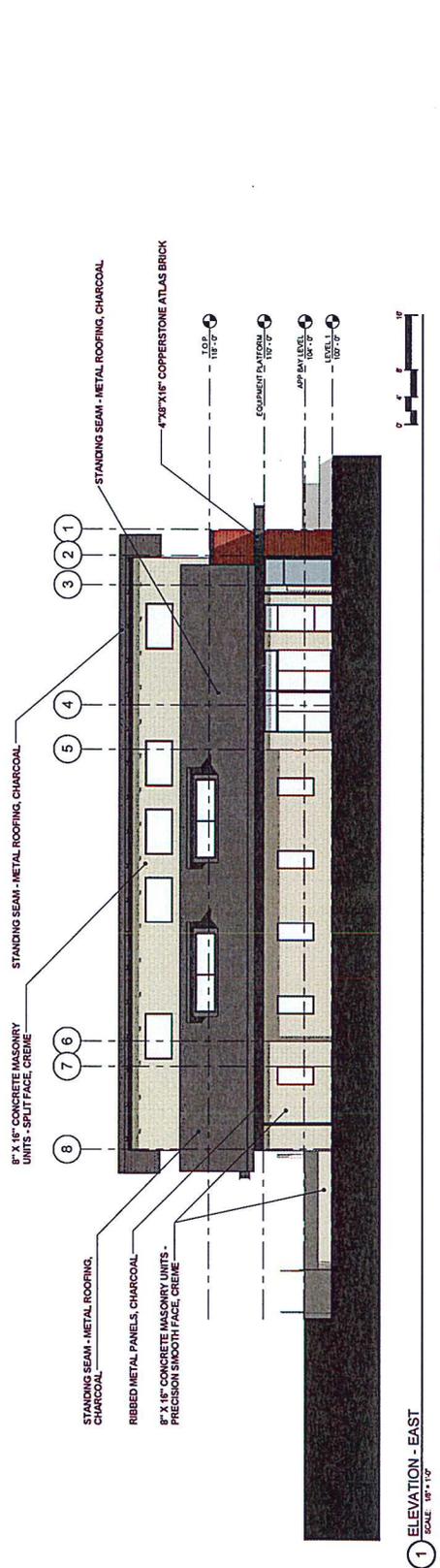
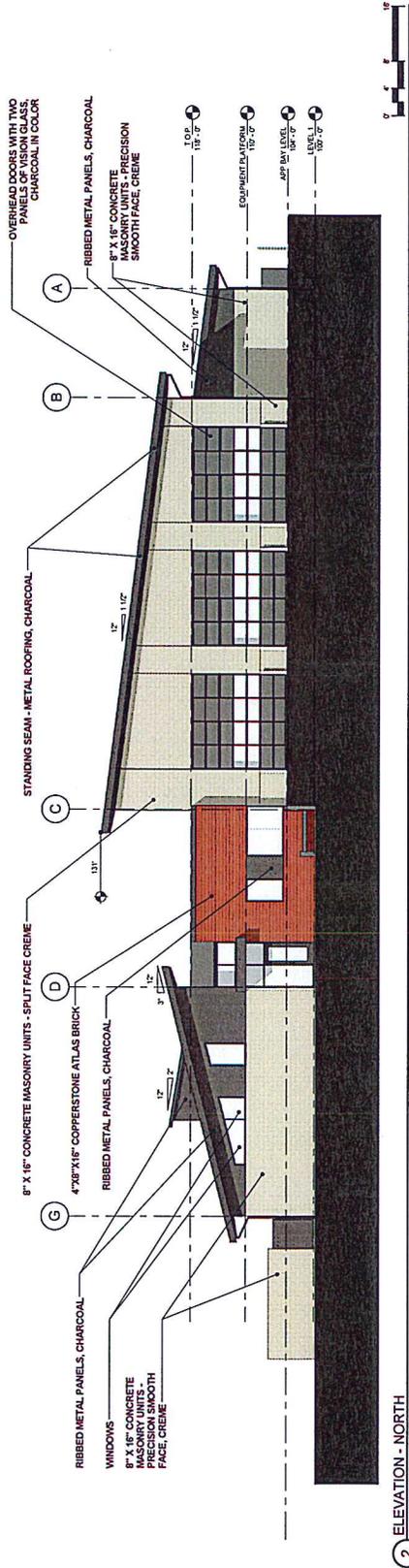
# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT SPECIAL USE PERMIT - ELEVATIONS



**ESK**

STATION #14  
FOOTHILL RD & BROKEN HILL RD.  
10/17/16

# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT SPECIAL USE PERMIT - ELEVATIONS

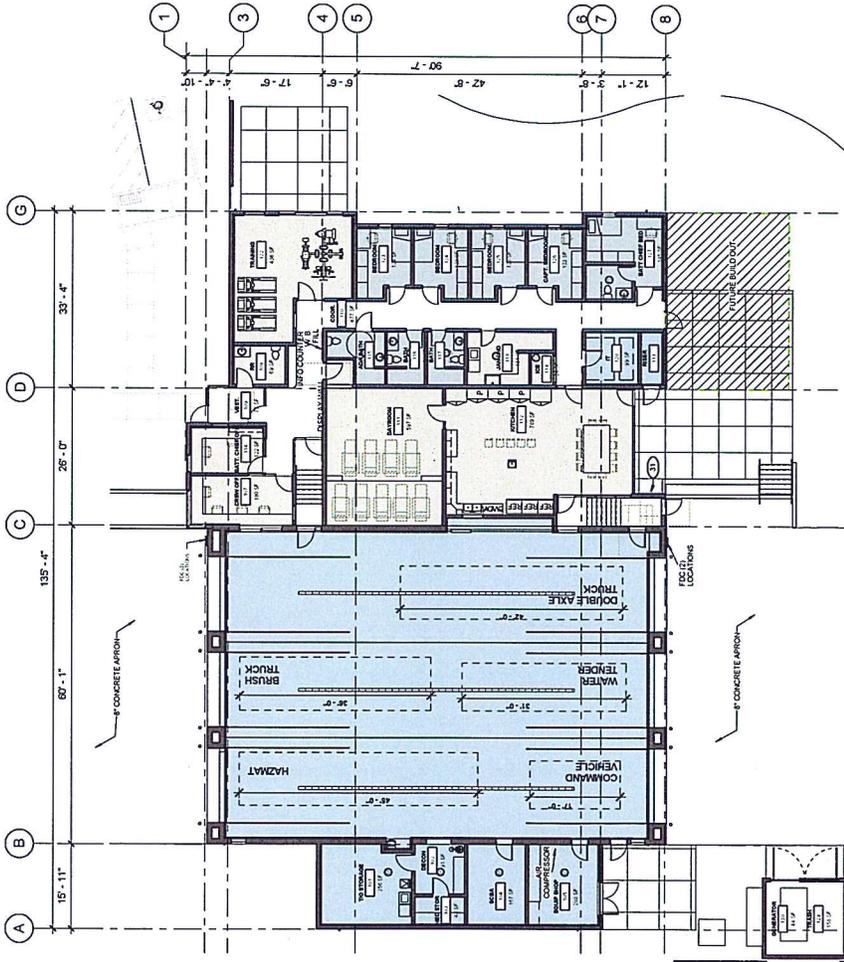


STATION #14  
FOOTHILL RD & BROKEN HILL RD.  
10/27/10





TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
 SPECIAL USE PERMIT - FIRST FLOOR



- OFFICE SPACES
- LIVING SPACES
- APPARATUS BAY
- CIRCULATION SPACES



STATION #14  
 FOOTHILL RD & BROKEN HILL RD.  
 TRUCKEE, NV

**tsk**



# TMFPD FIRE STATION #14

## Landscape

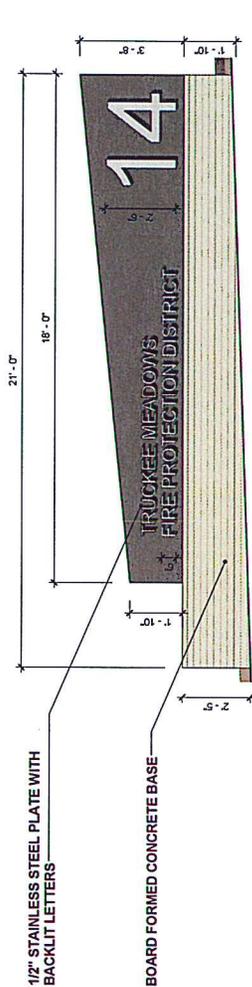
Twenty percent of the developed site is required to be landscaped. The proposed developed project area consists of  $\pm 98,010$  square feet, resulting in  $\pm 17,598$  square feet of required landscaping. Landscaping will primarily be drought tolerant plantings. A limited amount of turf will be provided on the west side of the building. The recommended turf is a blend of Kentucky bluegrass that is a drought-tolerant blend with rich color and high disease resistance. The Kentucky bluegrass is a self-repairing turf that allows for wear recovery and endurance.

Trees will be planted on the north and west sides at approximately 50' on center. Proposed species of trees will be Marshall's Seedless Ash, Honey Locust, with smaller accent trees of Choke Cherry, Redbud, and fruit tree varieties. Evergreens to be proposed will be Austrian Pine, Incense Cedar, and Juniper. There will also be a mix of shrubs and perennials. Native shrubs, grass, wildflower, and native seed grasses will also be provided. Detention basins will be seeded with native grasses. Rock mulch will be provided in specific areas. A number of areas will receive decomposed granite mulch (DG) ground cover, particularly along the western and eastern edges of the developed site.

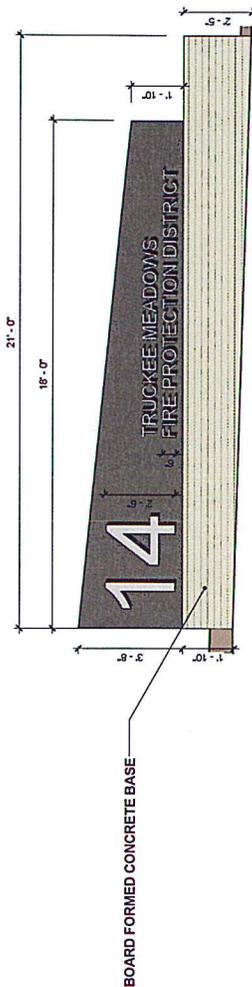
## Signage

Signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style of the building and will be oriented toward Foothill Road.

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
 SPECIAL USE PERMIT - MONUMENT SIGN



2 MONUMENT SIGN ELEVATION - FRONT  
 SCALE 1/2" = 1'-0"



1 MONUMENT SIGN ELEVATION - BACK  
 SCALE 1/2" = 1'-0"



STATION #14  
 FOOTHILL RD & BROKEN HILL RD.  
 10/27/16







# TMFPD FIRE STATION #14

## Infrastructure

Sanitary sewer will be provided by Washoe County. A proposed 6-inch sewer lateral will serve the fire station. The lateral will connect to the existing 10-inch sanitary sewer main in Foothill Road, beneath the proposed public parking driveway. The 6-inch lateral will extend south and will terminate with installation of a cleanout southeast of the proposed public parking lot.

Truckee Meadows Water Authority (TMWA) will be the water purveyor for the project. An existing 12-inch transite water line is located on the west side of Broken Hill Road. All water line services for the project will be serviced from this main line. A 3-inch domestic water line is proposed to serve the fire station with a 4-inch meter and backflow preventer and will service the property from the south side of the building.

Storm water peak runoff flows will be routed through an on-site storm drain system from the proposed roof drains and catch basins around the entire base the building to capture excess storm water runoff. There will also be on-site drainage swales graded along the site to capture excess runoff. The excess runoff will be collected in an on-site detention basin located to the south-east of the site. The basin will detain the storm water runoff flow and allow flow to exit through the storm drain outlet structure. The outlet structure has been designed to discharge the detained flows to the drainage channel south of the site at a controlled rate designed to limit the overall site discharge to the existing undeveloped levels. Because the excess flows will be detained prior to release, the system will provide a storage safety factor benefit to the existing public storm water drainage system, as well as providing a technique to pre-treat the storm water and enhance total suspended solids removal prior to releasing it into the public storm channel system, resulting in improved water quality. Therefore, the site can be developed as planned with respect to storm water drainage without adverse impact to adjacent or downstream properties or public storm drain facilities.

The outlet of the detention basin, and all other incidental site storm water flows will discharge into an existing channel traversing the southern portion of the parcel. There is an existing 15-foot wide storm drainage easement that will remain in place which serves both this parcel as well as flows from Broken Hill Road through an existing culvert.



View from Broken Hill Road facing east.



View from Foothill Road facing south.

Figure 9 - Site Photographs

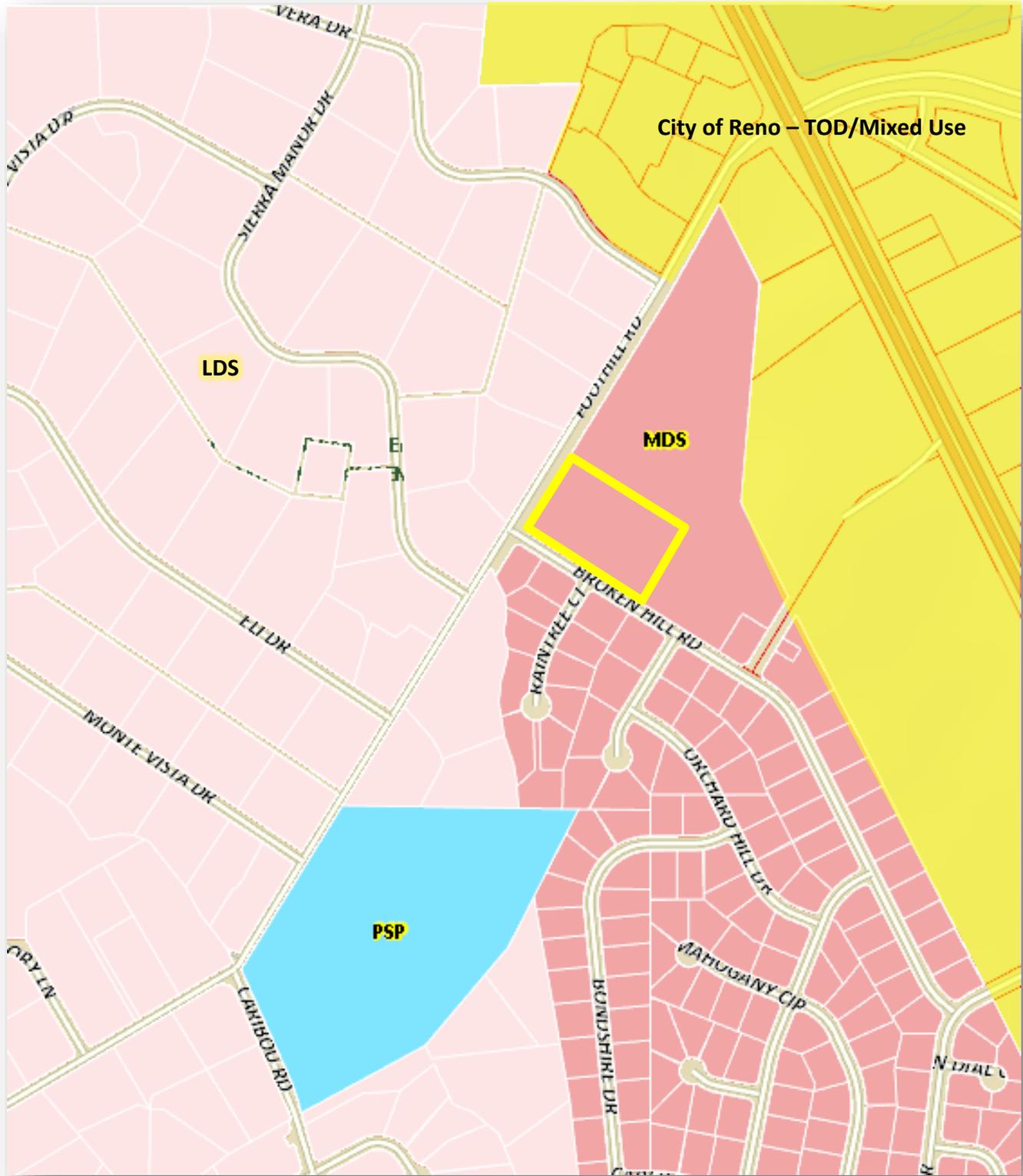


Figure 10 - Zoning Map



## Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

The property is part of the Southwest Truckee Meadows Area Plan. The proposed special use permit is consistent with the following Southwest Truckee Meadows Area Plan policies:

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

SW.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.

SW.2.8 All landscape designs will emphasize the use of native vegetation, with non- native and atypical vegetation integrated sparingly into any landscaped area.

SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

SW.11.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Southwest Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults or other hazards.
- c. Minimize erosion potential.

SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.



## TMFPD FIRE STATION #14

**(b) Improvements. 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;**

Sanitary sewer will be provided by Washoe County. A proposed 6-inch sewer lateral will serve the fire station. The lateral will connect to the existing 10-inch sanitary sewer main in Foothill Road, beneath the proposed public parking driveway. The 6-inch lateral will extend south and will terminate with installation of a cleanout southeast of the proposed public parking lot.

Truckee Meadows Water Authority (TMWA) will be the water purveyor for the project. An existing 12-inch transite water line is located on the west side of Broken Hill Road. All water line services for the project will be serviced from this main line. A 3-inch domestic water line is proposed to serve the fire station with a 4-inch meter and backflow preventer and will service the property from the south side of the building.

Storm water peak runoff flows will be routed through an on-site storm drain system from the proposed roof drains and catch basins around the entire base the building to capture excess storm water runoff. There will also be on-site drainage swales graded along the site to capture excess runoff. The excess runoff will be collected in an on-site detention basin located to the south-east of the site. The basin will detain the storm water runoff flow and allow flow to exit through the storm drain outlet structure. The outlet structure has been designed to discharge the detained flows to the drainage channel south of the site at a controlled rate designed to limit the overall site discharge to the existing undeveloped levels. Because the excess flows will be detained prior to release, the system will provide a storage safety factor benefit to the existing public storm water drainage system, as well as providing a technique to pre-treat the storm water and enhance total suspended solids removal prior to releasing it into the public storm channel system, resulting in improved water quality. Therefore, the site can be developed as planned with respect to storm water drainage without adverse impact to adjacent or downstream properties or public storm drain facilities.

The outlet of the detention basin, and all other incidental site storm water flows will discharge into an existing channel traversing the southern portion of the parcel. There is an existing 15-foot wide storm drainage easement that will remain in place which serves both this parcel as well as flows from Broken Hill Road through an existing culvert.

**(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

Truckee Meadows Fire Protection District (TMFPD) Station #14 currently resides at 12300 Old Virginia Road, and has for the past ±30 years. The existing site, which was once considered rural, is now surrounded on all sides by commercial and retail development. The proposed Fire Station #14 has been sited to provide a better location to respond to the volume and type of calls that are required to provide the



## TMFPD FIRE STATION #14

needed service in southern Washoe County. This location serves the need for this region and its anticipated growth. This site has indirect access to Virginia Street (main north/south connector in Reno), and clear freeway access to U.S. 395/580, to aide in response times for emergency calls that are of a greater distance.

The property is surrounded by residential development to the north and west and by vacant land to the east and south. Fire trucks will leave the apparatus bay from Foothill Road. Upon returning, the trucks will access the site off of Broken Hill Road. Foothill Road will be equipped with a standalone flashing light and signage warning vehicles of emergency vehicle crossing.

**(d) Issuance Not Detrimental. 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;**

The proposed use as a fire station is needed to keep up with the community's growth and need for adequate fire response times. Foothill Road is designated as a Collector roadway and has capacity to handle the additional traffic, which will be limited. Fire trucks will exit the apparatus bay onto Foothill Road, and will be equipped with a standalone flashing light and signage warning vehicles of emergency vehicle crossing. Fire trucks will enter the fire station off of Broken Hill Road. The proposed project is not anticipated to have any detrimental impacts to the public, health, safety or welfare. The proposed project will serve as a community amenity that will provide fire protection to south Washoe County.

**(e) 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.**

There are no known military installations in the vicinity of the site. The proposed request will not affect the location, purpose and mission of the military installation.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Truckee Meadows Fire Protection District Fire Station #14 Special Use Permit			
Project Description: Request for a Special Use Permit to allow a safety service use (fire station) to be developed in the MDS zoning district.			
Project Address: Southeast corner of Foothill Road and Broken Hill Road.			
Project Area (acres or square feet): 3 acres			
Project Location (with point of reference to major cross streets AND area locator): Southeast corner of Foothill Road and Broken Hill Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
044-300-19	3 acres		
Section(s)/Township/Range: Section 8 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Truckee Meadows Fire Protection District		Name: CFA	
Address: PO Box 11130		Address: 1150 Corporate Blvd.	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89502
Phone: 328-6123	Fax:	Phone: 856-1150	Fax: 856-1160
Email: cmoore@tmfpd.us		Email: afuss@cfareno.com	
Cell: 313-8903	Other:	Cell: 741-9563	Other:
Contact Person: Chief Moore		Contact Person: Angela Fuss	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Washoe County		Name:	
Address: 1001 E. 9th Street, Bldg. A		Address:	
Reno, NV	Zip: 89520		Zip:
Phone: 328-3636	Fax:	Phone:	Fax:
Email: wwardell@washoecounty.us		Email:	
Cell: 750-7325	Other:	Cell:	Other:
Contact Person: Bill Wardell		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Truckee Meadows Fire Protection District

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, CHARLES A. MOORE, FIRE CHIEF (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 044-300-19

Printed Name: CHARLES A. MOORE

Signed: [Signature]

Address: 1001 E. 9th Street, Reno, NV 89512

Subscribed and sworn to before me this 4th day of April, 2016.

(Notary Stamp)

Washoe County - Nevada
Notary Public in and for said county and state

My commission expires: Dec. 13, 2017



\*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

This application is a request for a special use permit to allow a safety service use (i.e. Fire Station) in the MDS zoning district per 110.302.5.5 of the Washoe County Development Code.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The 3-acre site is currently undeveloped. The northern 2 acres of the site will be developed with a fire station.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The proposed fire station measures 10,662 square feet in size and includes firemen living quarters, apparatus bay, training tower, parking and landscaping. The project will tie to the 10" sewer line in Foothill Road and a 12" water line in Broken Hill Road. Two separate parking areas will provide 10 spaces for firemen and 5 spaces for the public. A sign will be located facing Foothill Road. The project is anticipated to begin construction in early 2017. Final build-out is dependant on need and funding and is anticipated to be completed within 10 years.

4. What is the intended phasing schedule for the construction and completion of the project?

Construction is anticipated to begin in March of 2017 and substantially completed by January 1, 2018.  
An additional living quarters for a second 5 man crew, is dependant on fire service need and funding.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Foothill Road is designated a Collector roadway and has capacity for development. Traffic is anticipated to be low with the proposed use. Station #14 was sited to provide a better location to respond to the volume and type of calls that are required to provide the needed service in southern Washoe County. This site has indirect access to Virginia Street (main north/south connector in Reno), and clear freeway access to US 395/580 to aide in response times for emergency calls that are of a greater distance. The property is vacant on the eastern and southern sides.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

Development of a fire station at this location will serve the fire service needs for this region and its anticipated growth, in particular, the southern Washoe County area.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Foothill Road will be equipped with a standalone flashing light and signage warning vehicles of emergency vehicle crossing. Fire trucks will leave the apparatus bay from Foothill Road. Upon returning, the trucks will access the site off of Broken Hill Road. Sidewalks on Foothill Road and Broken Hill Road will be constructed for enhanced pedestrian safety in the area. Landscaping will also be added to buffer between existing residences to the north and west and the proposed building.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Special care and thought has gone into the the design with respect to access, buffering, landscaping and pedestrian safety. Foothill Road will be equipped with a standalone flashing light and signage warning vehicles of emergency vehicle crossing. Fire trucks will leave the apparatus bay from Foothill Road. Upon returning, the trucks will access the site off of Broken Hill Road. Sidewalks on Foothill Road and Broken Hill Road will be constructed for enhanced pedestrian safety in the area. Landscaping will also be added to buffer between existing residences to the north and west and the proposed building.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

The project provides for a total of 15 parking stalls. Ten stalls will be located on the western side, for firemen's personal vehicles and to serve as an overflow parking lot for the public. Five parking stalls are located on the north side, near the public entrance. All of the proposed parking is provided on-site.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Twenty percent of the developed site is required to be landscaped. The proposed developed project area consists of ±98,010 square feet, resulting in ±17,598 square feet of required landscaping, including 35 trees. Landscaping will primarily be drought tolerant plantings. A limited amount of turf will be provided on the west side of the building. Trees will be planted on the north and west sides at approximately 50' on center. Proposed species of trees will be Marshall's Seedless Ash, Honey Locust, with smaller accent trees of Choke Cherry, Redbud, and fruit tree varieties. Evergreens to be proposed will be Austrian Pine, Incense Cedar, and Juniper. There will also be a mix of shrubs and perennials. Native shrubs, grass, wildflower, and native seed grasses will also be provided. Detention basins will be seeded with native grasses. Rock mulch will be provided in specific areas. A number of areas will receive decomposed granite mulch (DG) ground cover, particularly along the western and eastern edges of the developed site.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

A photometric plan has been provided. Pole mounted lighting will be limited to 12' tall, shielded and pointing downward. Signage will consist of board formed concrete base with 1/2" stainless steel plate with backlit letters.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04430019	Active	10/14/2016 7:24:27 AM
<b>Current Owner:</b> TRUCKEE MEADOWS FIRE PROTECTION DIST  PO BOX 11130 RENO, NV 89520		<b>SITUS:</b> 0 FOOTHILL RD WASHOE COUNTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Township 18 Section 8 Lot A Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

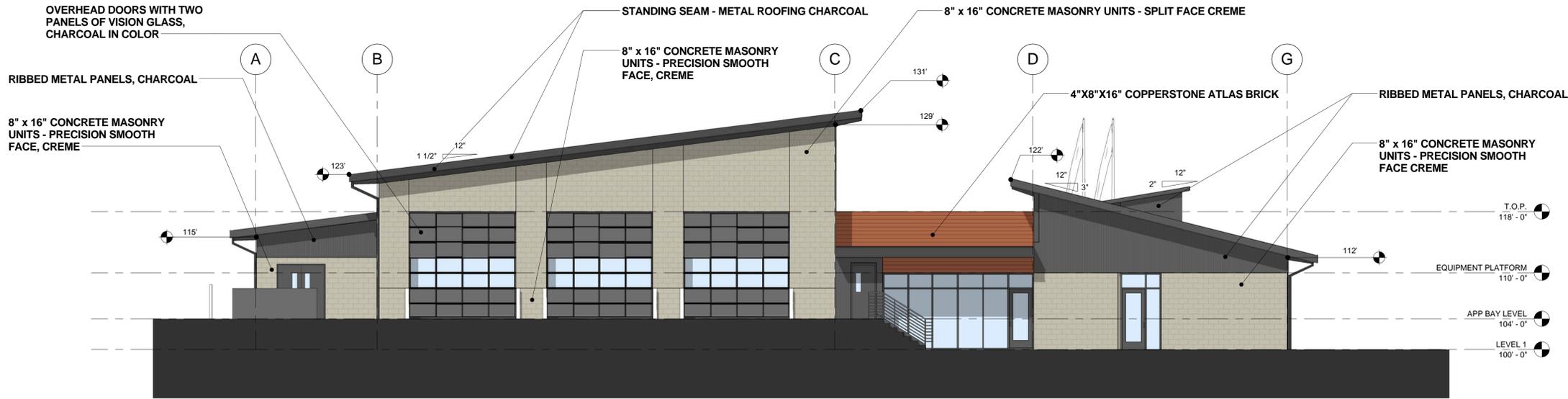
**Installment Date Information**

**Assessment Information**

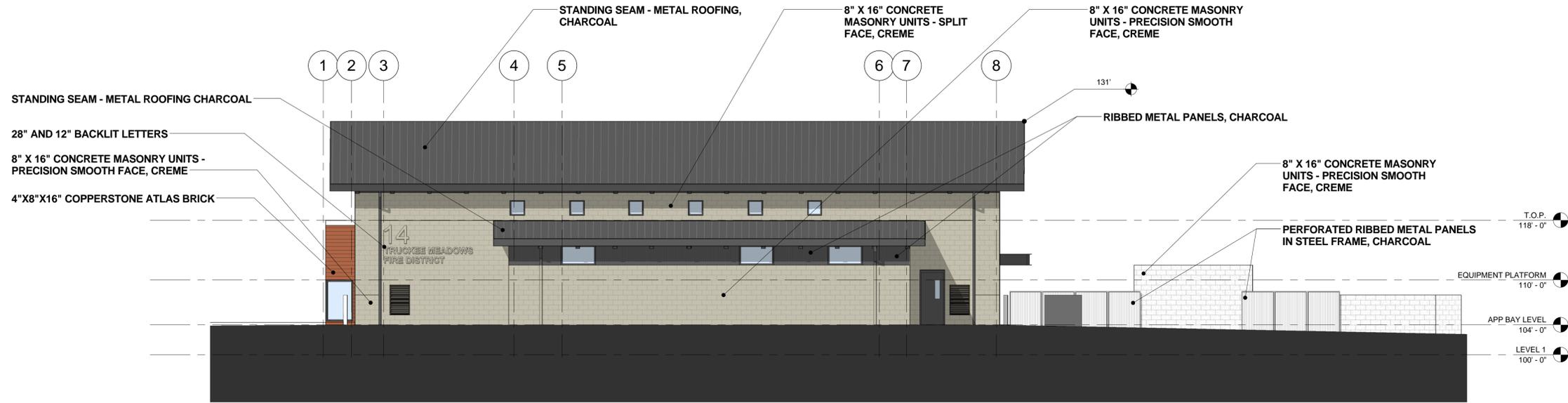
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT SPECIAL USE PERMIT - ELEVATIONS



1 ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



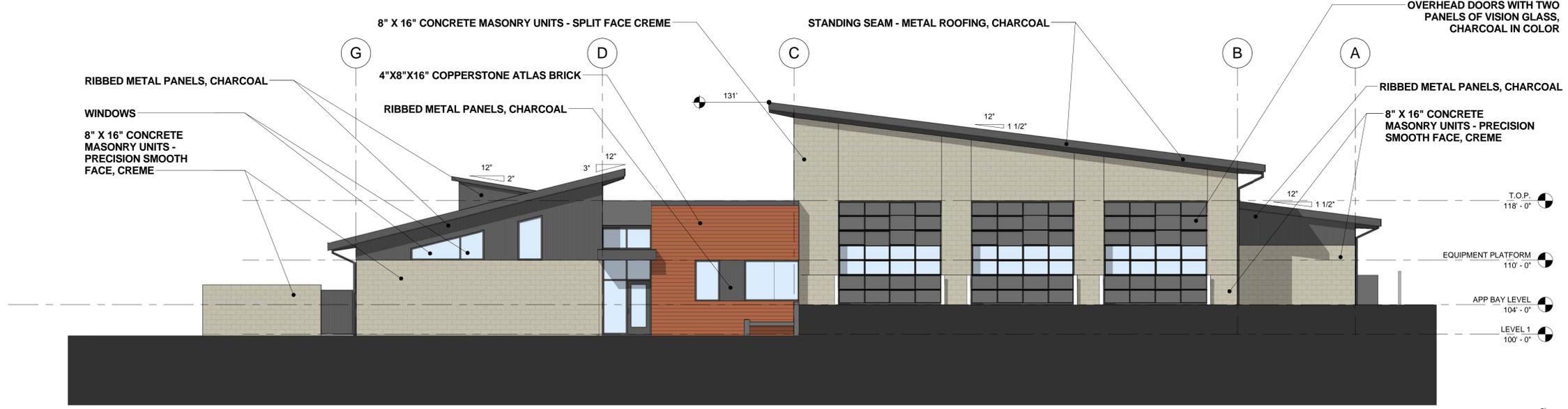
2 ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



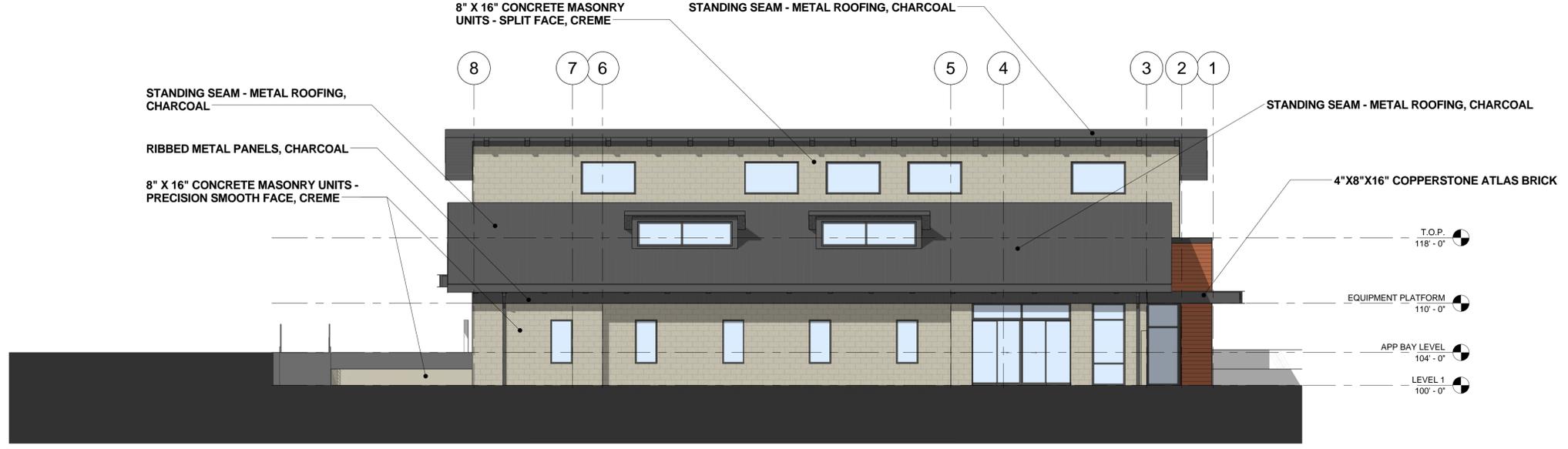
STATION #14  
FOOTHILL RD & BROKEN HILL RD.

10/17/16

# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT SPECIAL USE PERMIT - ELEVATIONS



2 ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



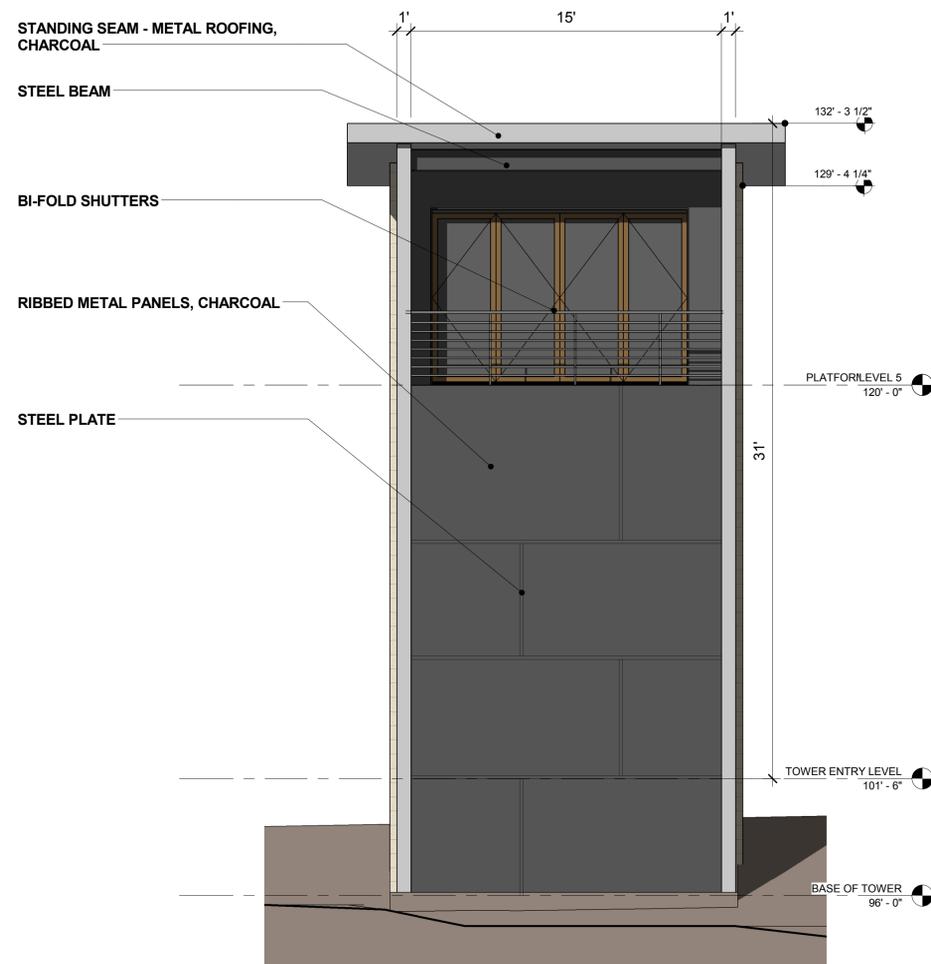
1 ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



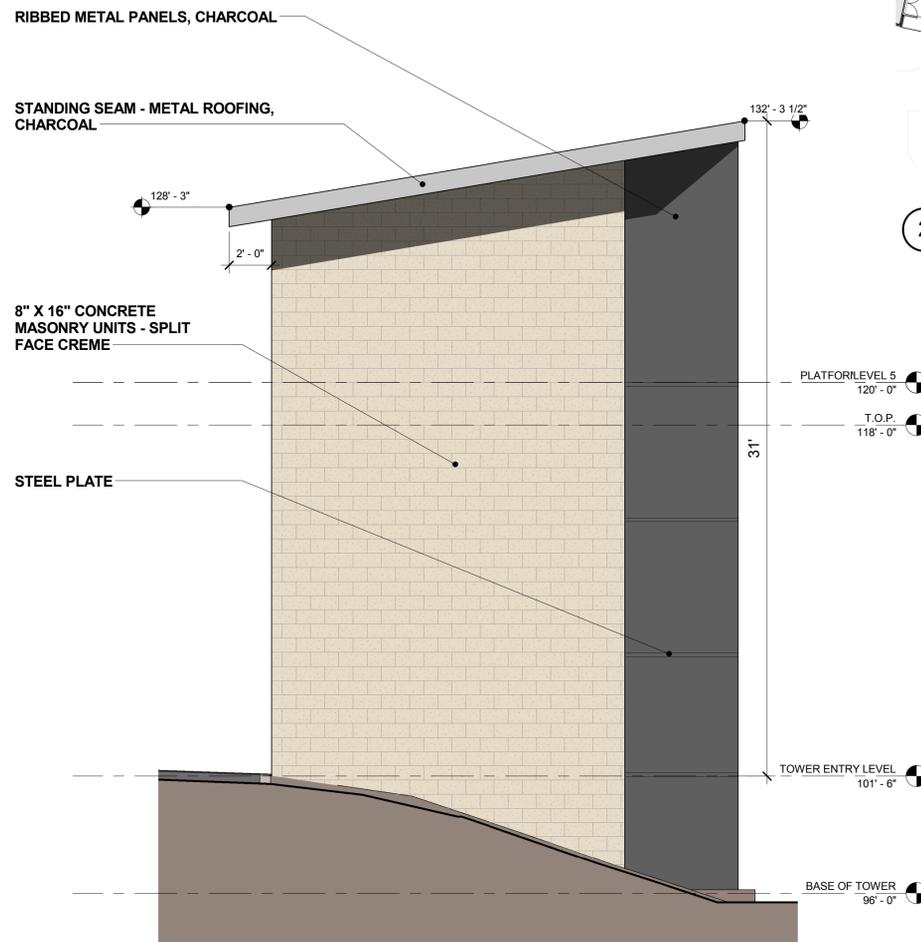
**STATION #14**  
FOOTHILL RD & BROKEN HILL RD.

10/17/16

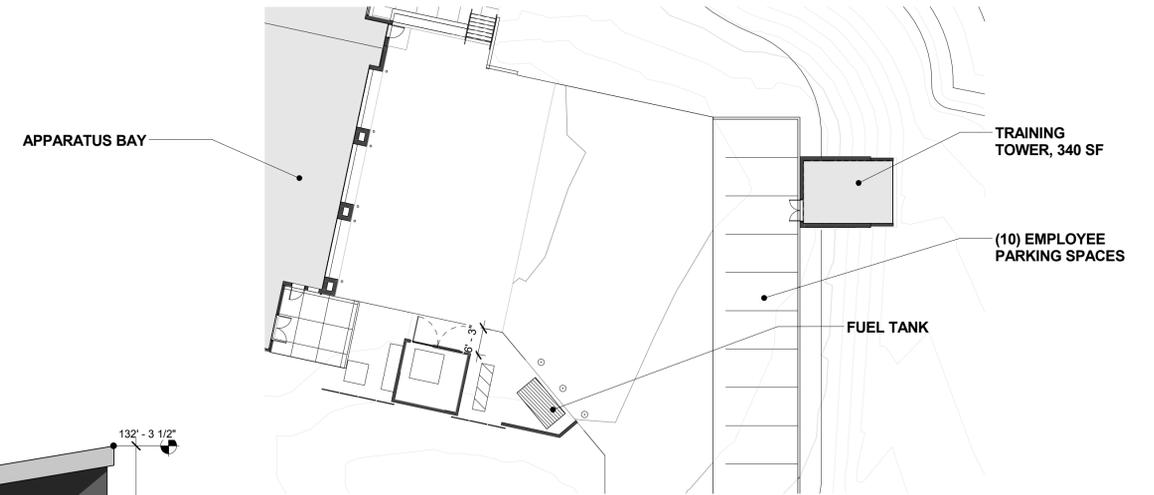
# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT TRAINING TOWER



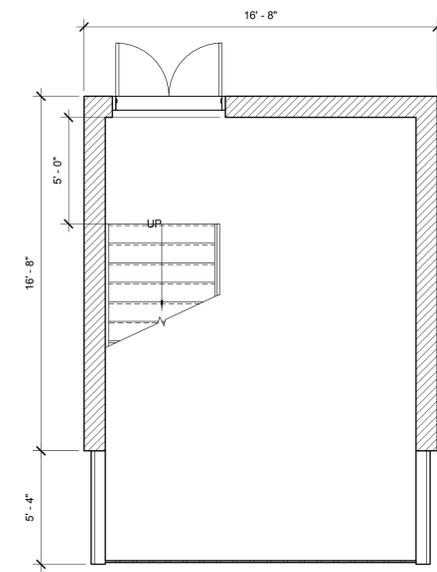
4 TRAINING TOWER SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 TRAINING TOWER WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 SITE PLAN - TRAINING TOWER  
SCALE: 1" = 20'-0"



1 TRAINING TOWER FLOOR PLAN - SUP  
SCALE: 1/4" = 1'-0"



STATION #14  
FOOTHILL RD & BROKEN HILL RD.

10/17/16

# SPECIAL USE PERMIT APPLICATION

## TMFPD - STATION 14

WASHOE COUNTY, NEVADA

APN: 044-300-10

### OWNER DEVELOPER

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
1001 EAST 9TH STREET, BUILDING D - 2ND FLOOR  
RENO, NV 89512  
(775) 328-6123 PHONE  
(775) 313-8903 MOBILE  
EMAIL: WWARDELL@WASHOECOUNTY.NV  
CONTACT: BILL WARDELL

### CIVIL ENGINEER

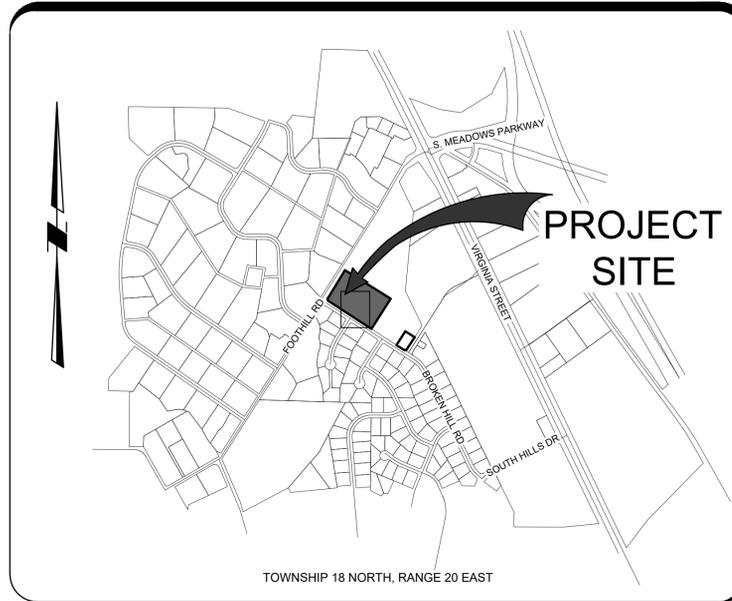
CFA, INC.  
1150 CORPORATE BOULEVARD  
RENO, NEVADA 89502  
(775) 856-1150 PHONE  
(775) 856-1160 FAX  
EMAIL: LJOHNSON@CFARENO.COM  
CONTACT: LONNIE JOHNSON, P.E.

### PROJECT LOCATION

SOUTHEAST CORNER AT THE INTERSECTION OF  
FOOTHILL ROAD AND BROKEN HILL ROAD  
RENO, NV 89511  
SECTION/TOWNSHIP/RANGE:  
WITHIN SECTION 07, T18N, R20E, MDM

### LANDSCAPE ARCHITECT

GREENDESIGN LANDSCAPE ARCHITECTURE INC.  
1464 POPINJAY DRIVE  
RENO, NEVADA 89509  
(775) 501-9347 PHONE  
EMAIL: BHATCH00@CHARTER.NET  
CONTACT: BARBARA HATCH, R.L.A., A.S.L.A.



### SHEET INDEX:

T1.0	TITLE SHEET
C1.0	SITE-UTILITY PLAN
C2.0	GRADING PLAN
C2.1	CROSS SECTIONS
L1	LANDSCAPE PLAN

### ABBREVIATIONS

AB	ANCHOR BOLT	ENGR	ENGINEER	PRC	POINT OF REVERSE CURVE
ABAN	ABANDONED	EQFT	EQUIPMENT	PRFAB	PREFABRICATED
ABC	AGGREGATE BASE COURSE	EVC	END OF VERTICAL CURVE	PROP	PROPERTY
AC	ASPHALT CONCRETE	EW	EACH WAY	PSF	POUNDS PER SQUARE FOOT
ADD	ADDITIONAL	EXP JT	EXPANSION JOINT	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT	FDC	FIRE DEPARTMENT CONNECTION	PT	POINT OF TANGENCY
APPROX	APPROXIMATE	FES	FLARED END SECTION	PUE	PUBLIC UTILITY EASEMENT
APPR	APPROVED	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE
ARCH	ARCHITECTURAL	FFC	FRONT FACE OF CURB	PI	POINT OF VERTICAL INTERSECTION
ARV	AIR RELEASE VALVE	FG	FINISH GRADE	PNMT	PAVEMENT
BC	BEGIN CURVE	FH	FIRE HYDRANT	Q5	FIVE YEAR FLOW RATE
BCR	BEGIN CURB RETURN	FIG	FIGURE	Q100	ONE HUNDRED YEAR FLOW RATE
BF	BLIND FLANGE	FLG	FLANGE	QCAP	FLOW RATE CAPACITY
BFC	BACK FACE OF CURB	E	FLOWLINE	R	RADIUS
BFV	BUTTERFLY VALVE	FNH	FINISH	RCW	RECLAIMED WATER
BLDG	BUILDING	FPS	FEET PER SECOND	RCB	REINFORCED CONCRETE BOX CULVERT
BM	BENCH MARK	FT	FOOT or FEET	RCP	REINFORCED CONCRETE PIPE
BOT	BOTTOM	FTG	FOOTING	RD	ROAD
BVC	BEGIN VERTICAL CURVE	F	DEGREE FAHRENHEIT	REF	REFERENCE or REFER
CARV	COMBINATION AIR RELEASE VALVE	G	GAS	REINF	REINFORCED
CATV	CABLE TELEVISION	GAL	GALLON	REQD	REQUIRED
CB	CATCH BASIN	GALV	GALVANIZED	RT	RIGHT
CFM	CUBIC FEET PER MINUTE	GPD	GALLONS PER DAY	RW or ROW	RIGHT-OF-WAY
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	RWL	RECLAIMED WATER LINE
CI	CAST IRON	HP	HORSEPOWER	SCH	SCHEDULE
CJ	CONSTRUCTION JOINT	ID	INSIDE DIAMETER	SD	STORM DRAIN
CL	CENTERLINE	IE	INVERT ELEVATION	SECT	SECTION
CLR	CLEAR	IN	INCH	SF	SQUARE FOOT
CLR	CLEAR	INV	INVERT	SI	SQUARE INCH
CMP	CORRUGATED METAL PIPE	IRR	IRRIGATION	SSE	SANITARY SEWER EASEMENT
CMU	CONCRETE MASONRY UNIT	JT	JOINT	STA	STATION
CO	CLEANOUT	KW	KILOWATT	SIM	SIMILAR
COL	COLUMN	L	LENGTH	SPEC	SPECIFICATIONS
CONC	CONCRETE	LAT	LATERAL	SQ	SQUARE
CONN	CONNECTION	LB	POUNDS	SS	SANITARY SEWER
CONT	CONTINUOUS	LB/CU FT	POUNDS PER CUBIC FOOT	STD	STANDARD
COORD	COORDINATE	LF	LINEAR FEET	SW	SIDEWALK
CTR	CENTER	LONG	LONGITUDINAL	SYMM	SYMMETRICAL
CU	CUBIC	LT	LEFT	TAN	TANGENT
CU FT	CUBIC FEET	LT	LONGITUDINAL	TB	THRUST BLOCK
CU IN	CUBIC INCH	MDD	MAXIMUM DRY DENSITY	TC	TOP OF CURB
CU YD	CUBIC YARD	MECH	MECHANICAL	TECH	TECHNICAL
CULV	CULVERT	MFR	MANUFACTURER	TEL	TELEPHONE
CV	CHECK VALVE	MH	MANHOLE	TEMP	TEMPERATURE
DBL	DOUBLE	MIN	MINIMUM	TF	TOP FACE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	MISC	MISCELLANEOUS	TW	TOP OF WALL
DET	DETAIL	MPH	MILES PER HOUR	TP	TYPICAL
DI	DROP INLET, DUCTILE IRON	N	NORTHING	V	VELOCITY
DIA	DIAMETER	NTS	NOT TO SCALE	V1/2	VELOCITY AT ONE HALF DEPTH
DWG	DRAWING	OC	ON CENTER	VC	VERTICAL CURVE
E	EASTING	OG	ORIGINAL GROUND	VERT	VERTICAL
EA	EACH	OHE	OVERHEAD ELECTRIC	VG	VALLEY GUTTER
EC	END CURVE	OZ	OUNCE	W	WATER
ECR	END CURB RETURN	PC OR	POINT OF CURVE	WWF	WELDED WIRE FABRIC
ECC	ECCENTRIC	PCC	PROPERTY LINE	YD	YARD
EG	EXISTING GRADE	PL	PROPERTY LINE		

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

### BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVVD88) BASED UPON CITY OF RENO BENCHMARK 2305 BEING A 1-1/2" DIAMETER STEEL CAP IN THE TOP OF CURB AT THE NORTHEAST CORNER OF SOUTH VIRGINIA SOUTH MEADOWS PARKWAY, WITH AN ELEVATION OF 4508.42 FEET.

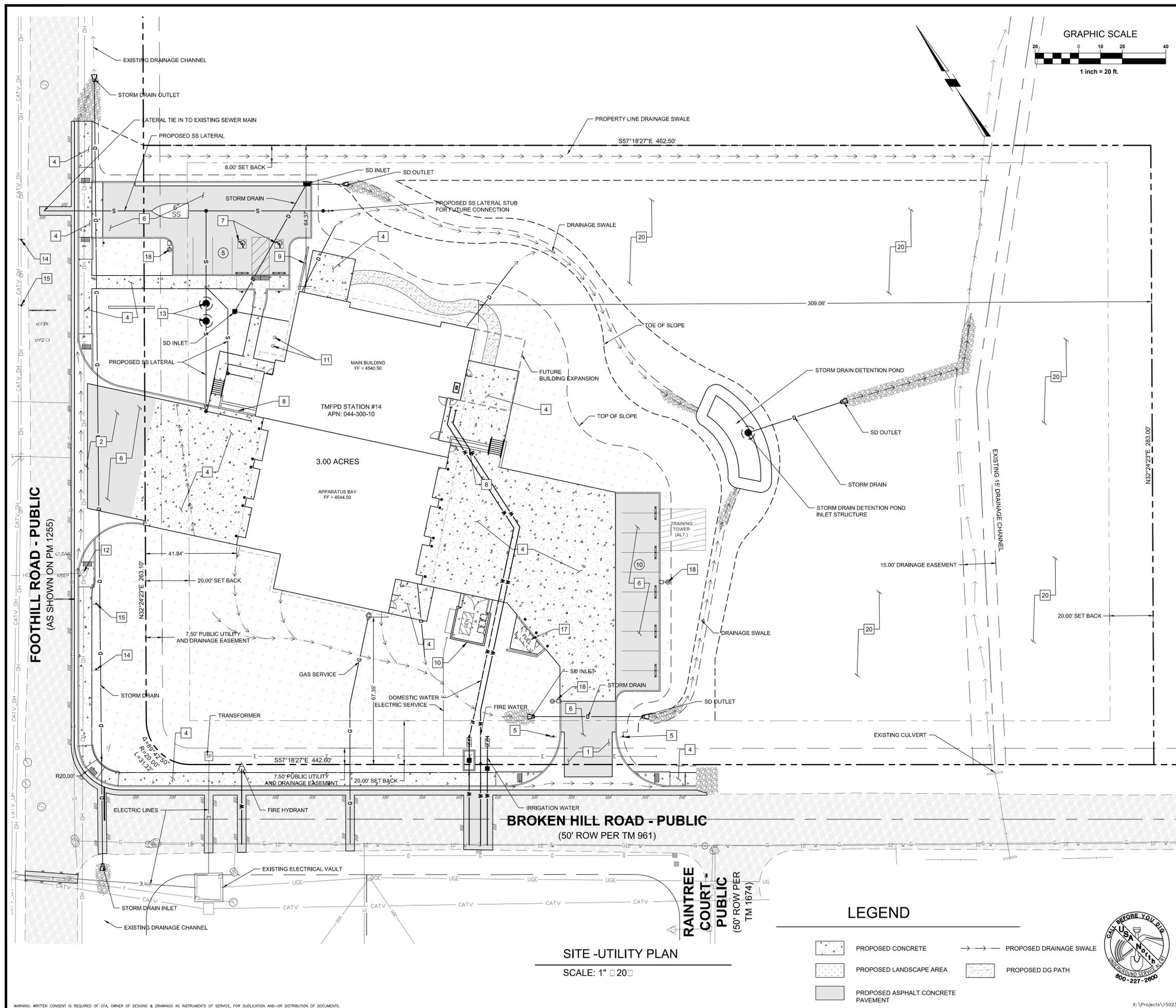
PRELIMINARY NOT FOR CONSTRUCTION



**CAUTION - NOTICE TO CONTRACTOR**

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BY	
REVISIONS	
MARK	
DATE	
PROFESSIONAL SEAL:	
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION	
1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160 WWW.CFARENO.COM	
NEVADA	
SPECIAL USE PERMIT	
TMFPD - STATION 14	
TITLE SHEET	
FOOTHILL DR. BROKEN HILL RD.	
RENO, NV 89511	
RENO	
JOB NO.	15023.00
BY	LJ/AE
DATE	10-13-2016
SHEET	T1.0
	5
OF	



- ### CONSTRUCTION NOTES
- 1 PROPOSED SITE ENTRANCE TO FIRE STATION
  - 2 PROPOSED FIRE STATION TRUCK DRIVEWAY EXIT
  - 3 NOT USED
  - 4 CONSTRUCT CONCRETE DRIVEWAY /SIDEWALK
  - 5 PROPOSED "FIRE APPARATUS ONLY - NO PUBLIC ACCESS" SIGN
  - 6 PROPOSED ASPHALT CONCRETE SECTION
  - 7 CONSTRUCT ADA PARKING SPACE
  - 8 PROPOSED RETAINING WALL
  - 9 PROPOSED SCREENING WALL
  - 10 PROPOSED CMU WALL FOR TRASH ENCLOSURE AND GENERATOR
  - 11 PROPOSED FLAG POLES
  - 12 EXISTING POLE AND LINES TO REMAIN
  - 13 PROPOSED SAND/OIL INTERCEPTOR
  - 14 SOLAR POWERED STAND ALONE FLASHING LIGHT
  - 15 PROPOSED "EMERGENCY VEHICLES, KEEP CLEAR" SIGN
  - 16 NOT USED
  - 17 PROPOSED FUELING TANK AND CMU WALL
  - 18 INSTALL PROPOSED LIGHT, REF. ELECTRICAL PLANS
  - 19 NOT USED
  - 20 UNDEVELOPED AREA - FUTURE PHASE
- OF PARKING SPACES IN A ROW

### PARKING SUMMARY

STANDARD PARKING STALL	13
HANDICAP PARKING STALL	2
<b>TOTAL PARKING</b>	<b>15</b>

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### LEGEND

	PROPOSED CONCRETE		PROPOSED DRAINAGE SWALE
	PROPOSED LANDSCAPE AREA		PROPOSED DG PATH
	PROPOSED ASPHALT CONCRETE PAVEMENT		

**REVISIONS**

NO.	DATE	MARK	BY

PROFESSIONAL SEAL:

**LENNIE J. JOHNSON**  
Exp. 06-30-17  
CIVIL  
No. 19440  
10.13.2016

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NEVADA

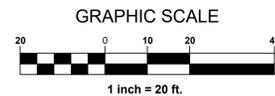
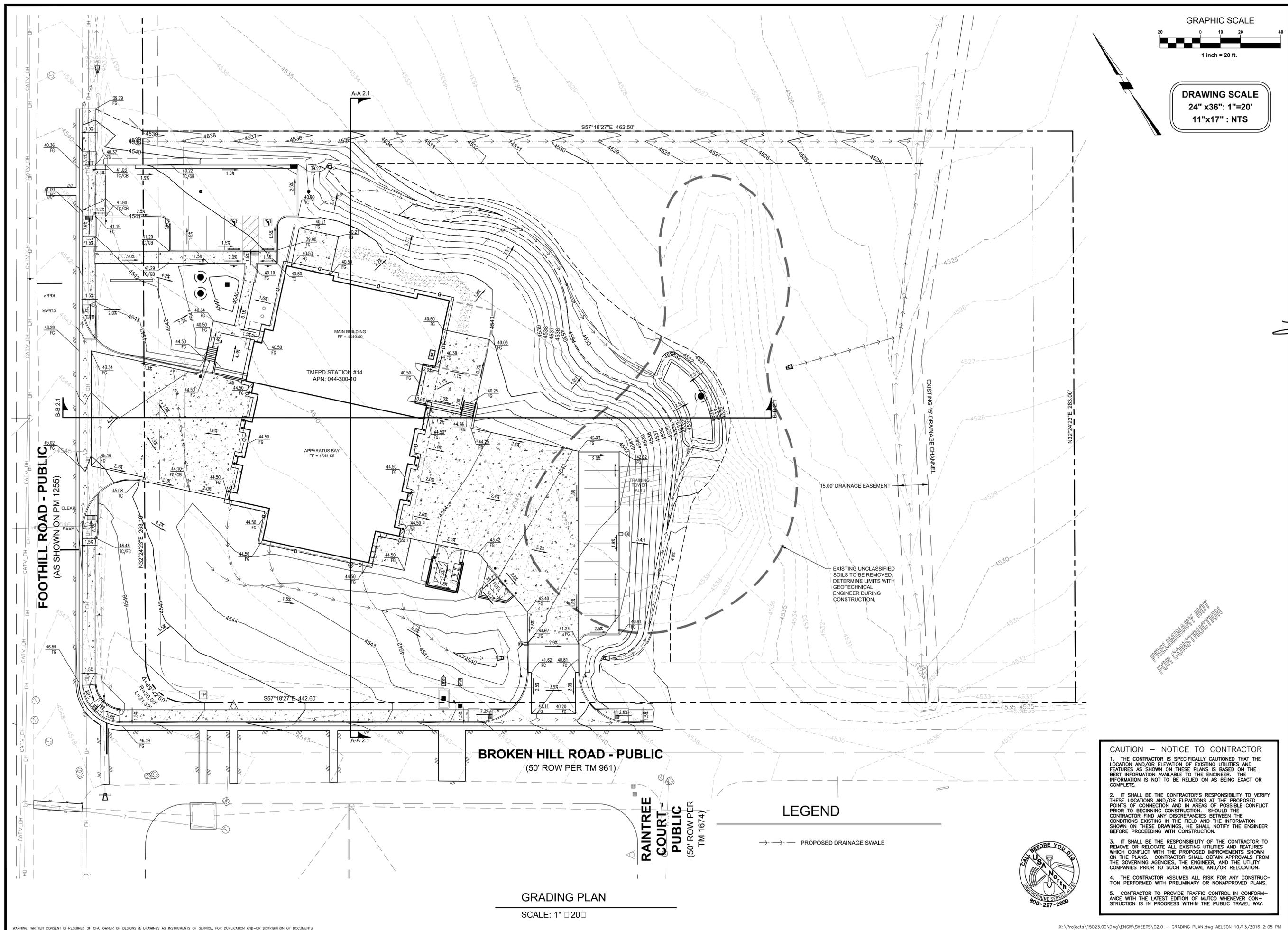
SPECIAL USE PERMIT  
TMFPD - STATION #14

**SITE UTILITY PLAN**  
FOOTHILL RD. - BROKEN HILL RD.  
RENO, NV 89511

RENO

JOB NO. 15023.00  
BY LJ/AE  
DATE 10-13-2016  
SHEET **C1.0**  
**5**

OF



**DRAWING SCALE**  
 24" x 36" : 1"=20'  
 11"x17" : NTS

BY	
REVISIONS	
DATE	
MARK	
PROFESSIONAL SEAL:	

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 1150 CORPORATE BLVD. RENO, NV 89502  
 (775) 856-1150 FAX: (775) 856-1160  
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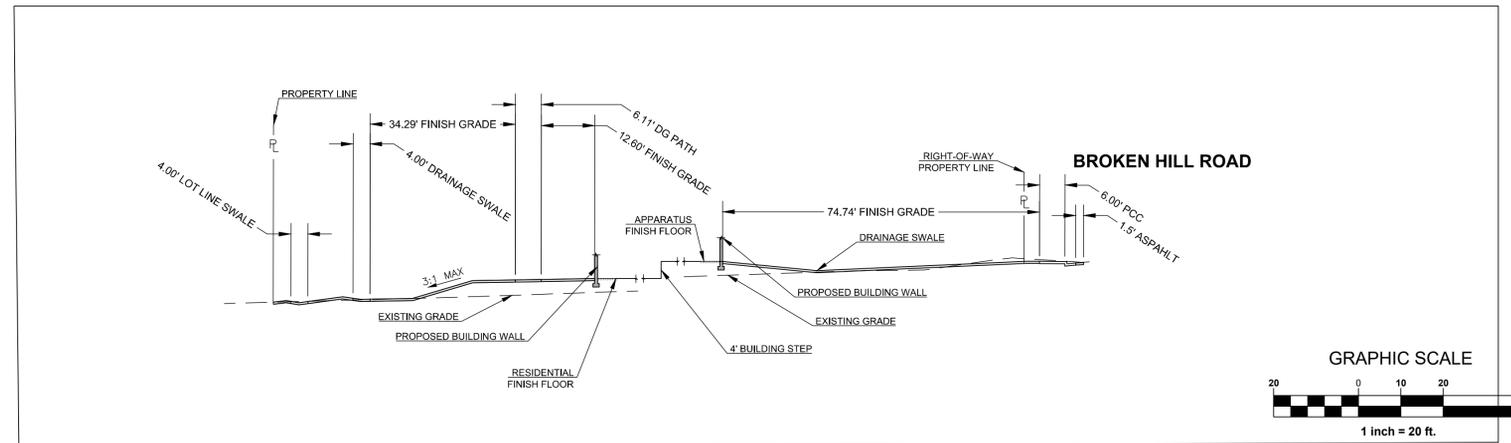
SPECIAL USE PERMIT	NEVADA
TMFPD - STATION #14	
<b>GRADING PLAN</b>	
FOOTHILL RD. □ BROKEN HILL RD.	
RENO, NV 89511	
JOB NO. 15023.00	
BY LJ/AE	
DATE 10-13-2016	
SHEET	
<b>C2.0</b>	
<b>5</b>	

**CAUTION - NOTICE TO CONTRACTOR**

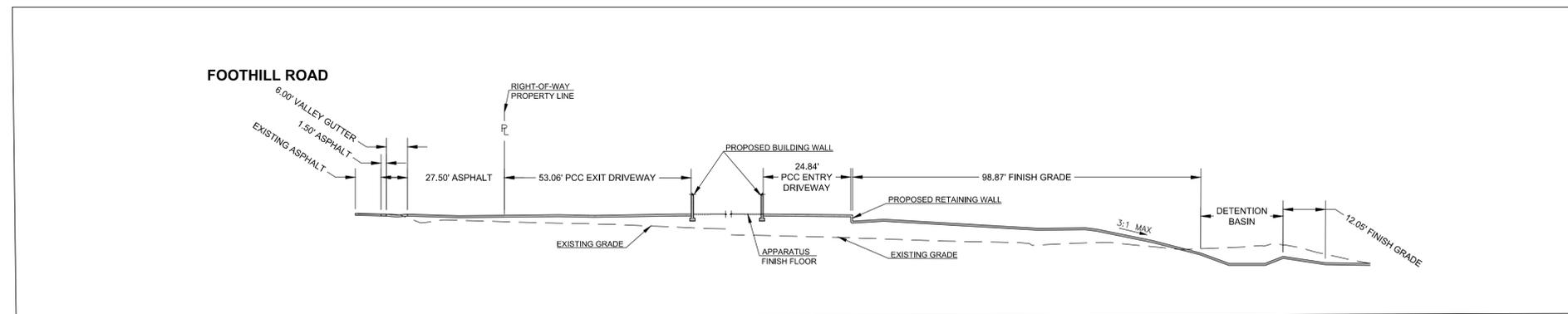
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**DRAWING SCALE**  
 24" x 36" : 1"=20'  
 11"x17" : NTS



**CROSS SECTION A-A**  
 REF. SHEET C2.0



**CROSS SECTION B-B**  
 REF. SHEET C2.0

PRELIMINARY NOT  
 FOR CONSTRUCTION

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BY	
REVISIONS	
DATE	
MARK	
DATE	
PROFESSIONAL SEAL:	
NEVADA	
SPECIAL USE PERMIT TMAPD - STATION 04 <b>CROSS SECTIONS</b> FOOHILL RD. - BROKEN HILL RD. RENO, NV 89511	
RENO	
JOB NO.	15023.00
BY	LJ/AE
DATE	10-13-2016
SHEET	C2.1
	5
OF	





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Consultant

**JENSEN ENGINEERING INC.** Electrical Engineers  
9655 Gateway Drive Reno, Nevada 89521-2988  
Ph: (775) 852-2288 Fax: (775) 852-3388  
email: Gerals@jeneng.com web: www.jeneng.com

PLEASE RECYCLE

Project  
**TMFPD FIRE STATION #14**

**FOOTHILL RD. & BROKEN HILL RD.  
RENO, NV 89511**

Job No: 14-095.00

Owner  
**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**



**SCHEMATIC DESIGN**

REVISIONS		DESCRIPTION
REV	DATE	

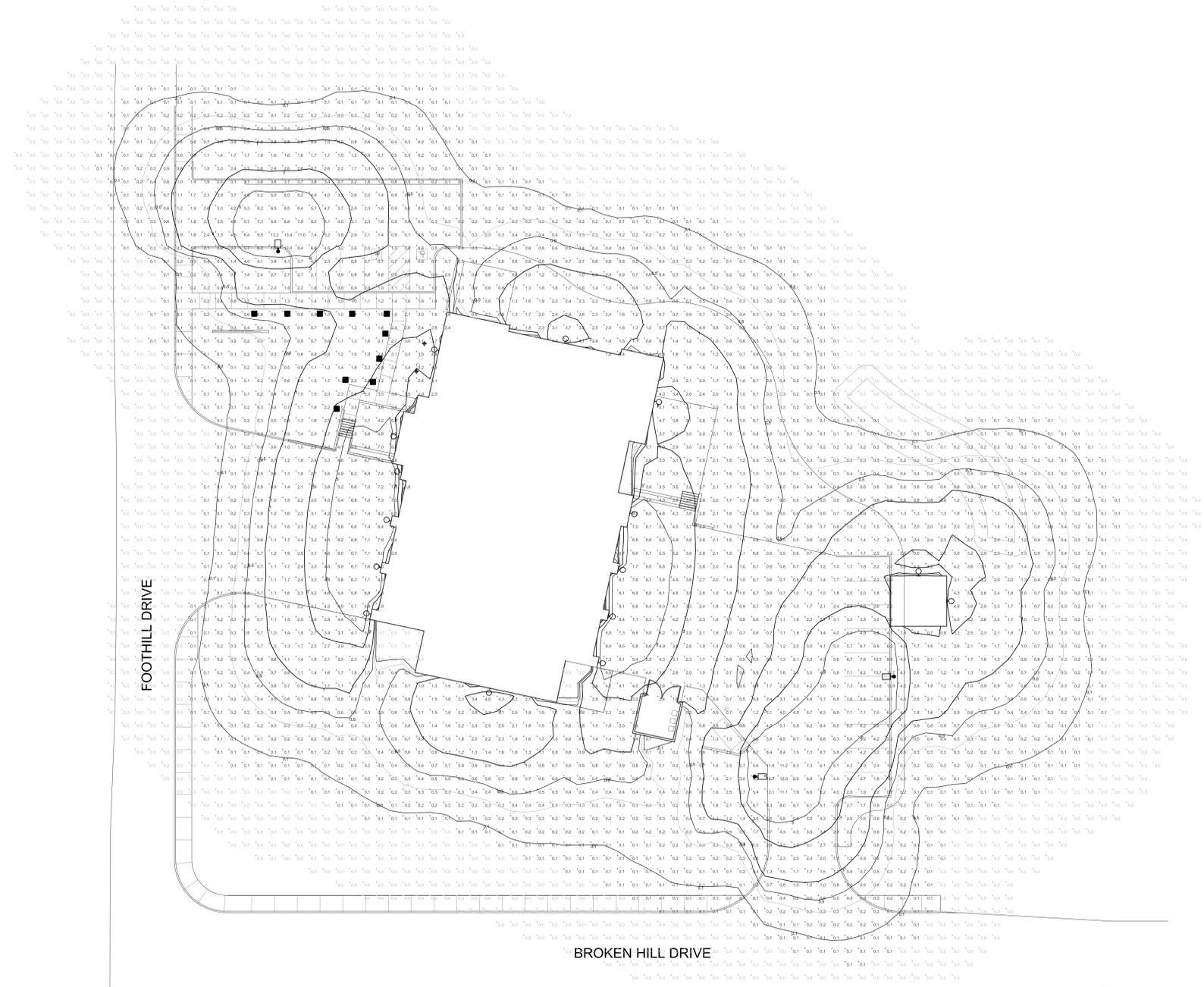
Sheet Title

**SITE PHOTOMETRIC PLAN**

Date: 09.22.2016

Sheet No:

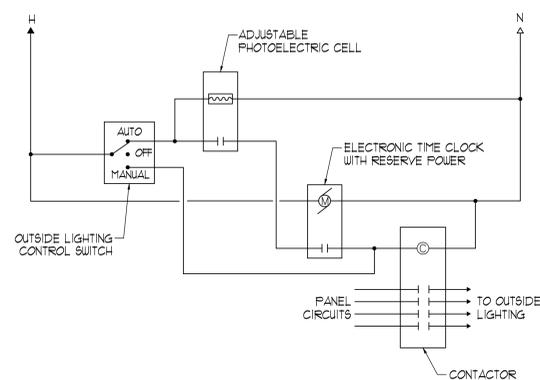
**E2.02**



**SITE PHOTOMETRIC PLAN**

SCALE: 1" = 20'-0"

A  
E2.02



**OUTSIDE LIGHTING CONTROL SCHEMATIC NOTES:**

1. LIGHTING CONTACTOR(S) SHALL BE 20A, 600V, 3-POLE, NEMA ENCLOSED
2. TIME CLOCK SHALL BE INTERMATIC \* ET 2800 OR EQUIVALENT.
3. PHOTOCELL SHALL BE INTERMATIC \* K4100/4200 OR EQUIVALENT.
4. LOCATE OUTSIDE LIGHTING CONTROLS (H.O.A., CLOCKS AND CONTACTORS) ADJACENT TO FEEDING ELECTRICAL PANEL. LOCATE PHOTOCELL OUTSIDE ON ROOF FACING NORTH.

OUTSIDE LIGHTING CONTROL  
DIAGRAM  
NOT TO SCALE

B  
E2.02



ENGINEERS • LAND SURVEYORS  
PLANNERS • LANDSCAPE ARCHITECTS

October 27, 2016

Roger Pelham, Senior Planner  
Washoe County Community Services  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

**Re: Special Use Permit for TMFPD Station #14**

Dear Roger,

This letter has been prepared in response to your request for additional information on TMFPD Station #14. Attached are the following maps for your review and clarification:

- Grading Plan (showing cut and fill quantities)
- Lighting Plan (showing parcel lines)
- Site Plan (showing future expansion areas)
- Haul Route Map

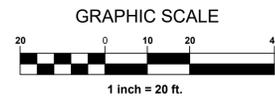
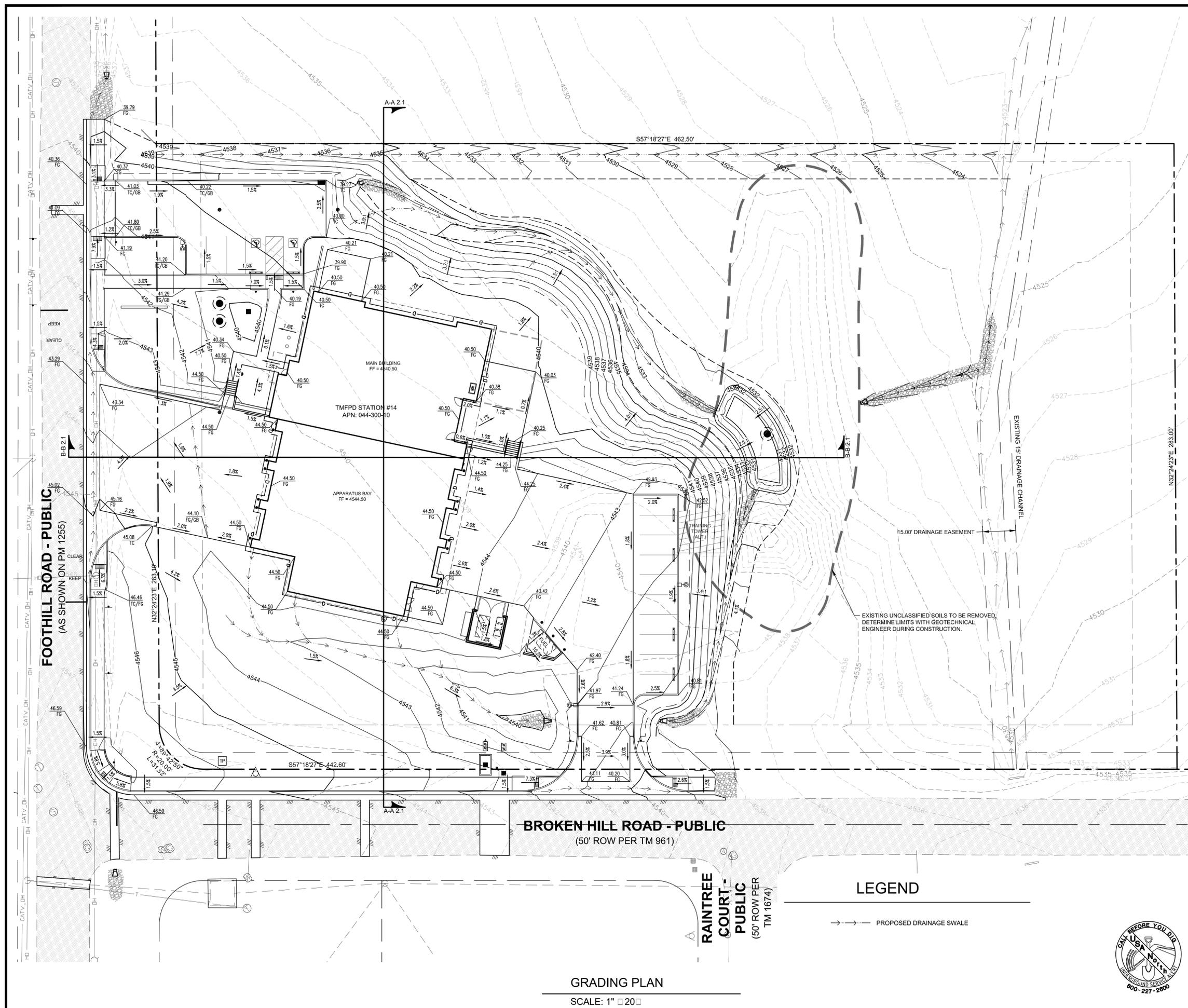
The future expansion areas are shown and color coded on the revised site plan. The training tower is anticipated to be developed within the next five years. The timing of the training tower is based on budget constraints and training facility needs. The additional crew living quarters is anticipated to be constructed within the next ten years. The timing for the additional crew living quarters is based on community growth and budgetary constraints.

Please contact me if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads 'Angela Fuss'.

Angela Fuss, AICP  
Director of Planning



**DRAWING SCALE**  
 24" x 36" : 1"=20'  
 11"x17" : NTS

**EARTHWORK -**  
 UNDER HARDSCAPE, BUILDING & LANDSCAPED AREAS

HARDSCAPE:	CUT: 194 CY
	FILL: 2,185 CY
BUILDING:	CUT: 62 CY
	FILL: 1,085 CY
LANDSCAPE:	CUT: 337 CY
	FILL: 2,487 CY
UNDOCUMENTED FILL:	CUT: 150 CY
	FILL: 0 CY
<b>TOTAL (CY):</b>	<b>CUT: 716 CY</b>
	<b>FILL: 5,757 CY</b>
	<b>NET: 5,041 CY (FILL)</b>

**EARTHWORK -**  
 NOT UNDER LANDSCAPED AREA

UNDOCUMENTED FILL:	CUT: 1,028 CY
	FILL: 0 CY
DETENTION POND:	CUT: 37 CY
	FILL: 0 CY
<b>TOTAL (CY):</b>	<b>CUT: 1,065 CY</b>
	<b>FILL: 0 CY</b>
	<b>NET: 1,065 CY (CUT)</b>

BY	
REVISIONS	
DATE	
MARK	
PROFESSIONAL SEAL:	

**cfa**  
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 SURVEYORS • CONSTRUCTION INSPECTION  
 1150 CORPORATE BLVD. RENO, NV 89502  
 (775) 856-1150 FAX: (775) 856-1160  
 WWW.CFARENO.COM

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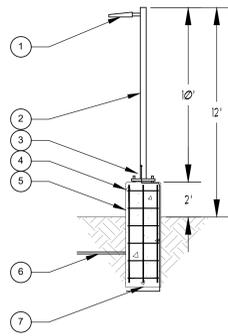


**LEGEND**

→ → → PROPOSED DRAINAGE SWALE

**GRADING PLAN**  
 SCALE: 1" = 20'

SPECIAL USE PERMIT	NEVADA
TMFPD - STATION #14	
<b>GRADING PLAN</b>	
FOOTHILL RD. & BROKEN HILL RD.	
RENO, NV 89511	
JOB NO. 15023.00	
BY LJ/AE	
DATE 10-26-2016	
SHEET	
<b>C2.0</b>	
<b>5</b>	



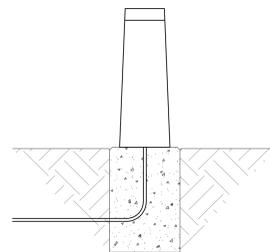
**POLE LUMINAIRE DETAIL**

SCALE: 1/4" = 1'-0"

B  
E2.01

**POLE & LUMINAIRE NOTES:**

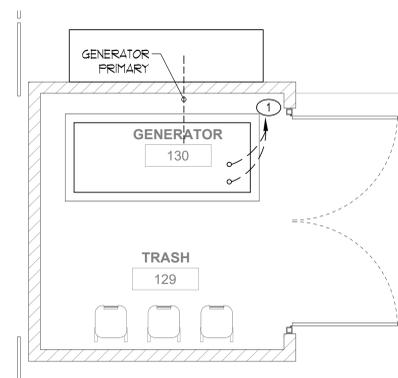
- 1 ACQUITY BRAND'S 105X10-LED-400-1000-40K-14H-1VOLT LUMINAIRE. (LUMINAIRE EPA = 12 SQ.FT. EACH)
- 2 ACQUITY BRAND'S 985-10-40 SQUARE STRAIGHT STEEL POLE (10' HIGH x 4" SQUARE) WITH ANCHOR BOLT MOUNTING FLANGE AND FINISH TO MATCH EXISTING POLES. POLE RATED FOR 100 MPH WINDS, WITH 13 GUST FACTOR, WITH LUMINAIRE(S) ATTACHED.
- 3 INSTALL DRY-PAK CONCRETE BETWEEN POLE MOUNTING FLANGE AND CONCRETE FOUNDATION. TACK WELD ATTACHMENT NUTS. PROVIDE AND INSTALL MATCHING BASE BOLT COVER.
- 4 STEEL REINFORCED CONCRETE POLE BASE. CONTRACTOR SHALL RETAIN STRUCTURAL ENGINEER TO DESIGN POLE BASE AND SPECIFICATIONS.
- 5 ALL POLE BASES SHALL BE LOCATED NOT LESS THAN TWO FEET BACK FROM THE EDGE OF ANY ADJACENT CURB OR SIDEWALK EDGE.
- 6 UNDERGROUND ELECTRICAL LIGHTING SYSTEM CONDUITS AND WIRING SHALL BE MINIMUM 24" BELOW FINISHED GRADE.
- 7 1/2" - 4 BARE SOL. CU COILED IN BOTTOM OF FOUNDATION HOLE FOR LIGHTNING GROUND. EXTEND LIGHTNING GROUND CONDUCTOR UP ALONG INSIDE EDGE OF FOUNDATION AND SECURELY BOND LIGHTNING GROUND CONDUCTOR TO POLE SHAFT.



**BOLLARD LUMINAIRE DETAIL**

SCALE: 1/4" = 1'-0"

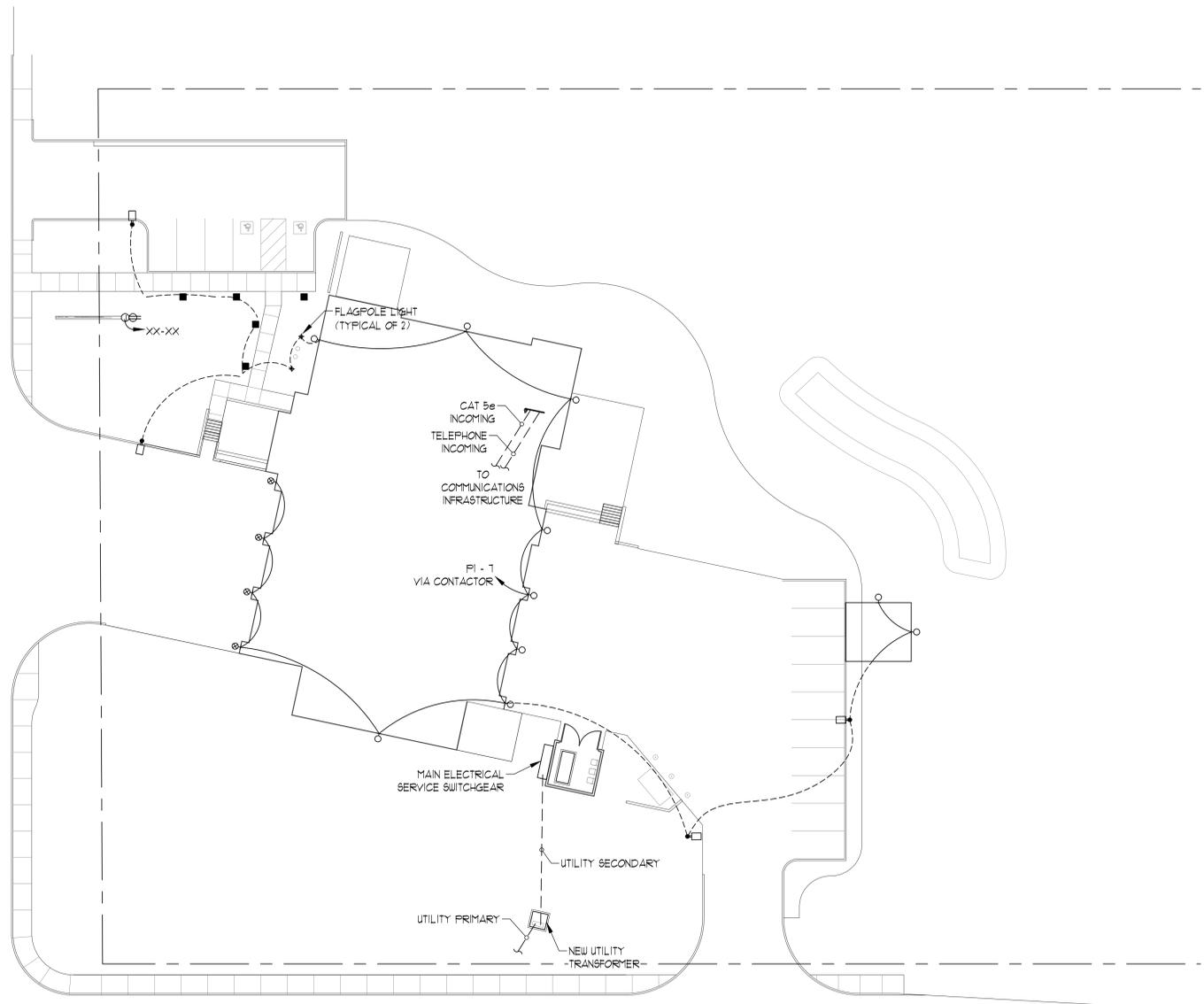
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**AUXILIARY BUILDING ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

D  
E2.01



FOOTHILL DRIVE

BROKEN HILL DRIVE



**SITE ELECTRICAL PLAN**

SCALE: 1" = 20'-0"

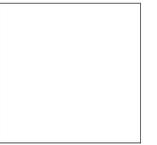
A  
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**NOTES: (THIS SHEET ONLY)**

- 1 PROVIDE AND INSTALL 1" CONDUIT WITH TWO (2) - #2 Cu 4 (1) - #2 Cu GROUND TO PANEL PI-40, PI-42 EACH, FOR CONNECTION TO GENERATOR BLOCK HEATER AND GENERATOR BATTERY CHARGER.

**tsk**

225 South Arlington Avenue  
Reno NV, 89501  
phone: 775.857.2949  
fax: 775.857.2403  
www.tska.com



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Consultant

**JENSEN ENGINEERING INC.** Electrical Engineers  
9655 Gateway Drive Reno, Nevada 89521-2968  
Ph: (775) 852-2288 Fax: (775) 852-3388  
email: Gerald@jenseng.com web: www.jenseng.com

PLEASE RECYCLE

Project  
**STATION #14**

**FOOTHILL RD. & BROKEN HILL RD.  
RENO, NV 89511**

Job No: 14-095.00

Owner

**TRUCKEE MEADOWS  
FIRE PROTECTION  
DISTRICT**



**DESIGN DEVELOPMENT**

REV	DATE	REVISIONS DESCRIPTION

Sheet Title  
**SITE ELECTRICAL  
PLAN**

Date: 10.17.2016  
Sheet No:

**E2.01**



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**JENSEN ENGINEERING INC.**  
Electrical Engineers  
9655 Gateway Drive Reno, Nevada 89521-2988  
Ph: (775) 852-2288 Fax: (775) 852-3388  
email: ccoras@jengen.com web: www.jengen.com

PLEASE RECYCLE

Project  
**STATION #14**

**FOOTHILL RD. & BROKEN HILL RD.  
RENO, NV 89511**

Job No: 14-095.00

Owner  
**TRUCKEE MEADOWS  
FIRE PROTECTION  
DISTRICT**



**DESIGN  
DEVELOPMENT**

REVISIONS		
REV	DATE	DESCRIPTION

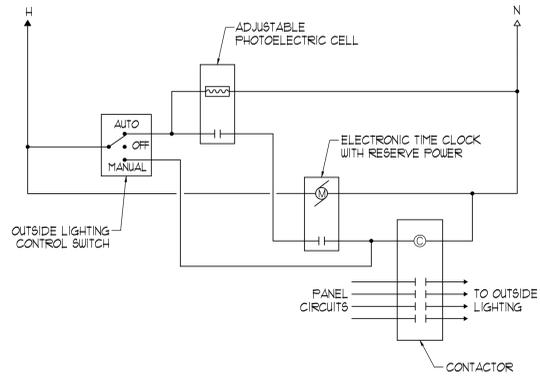
Sheet Title

**SITE PHOTOMETRIC  
PLAN**

Date: 10.17.2016

Sheet No:

**E2.02**

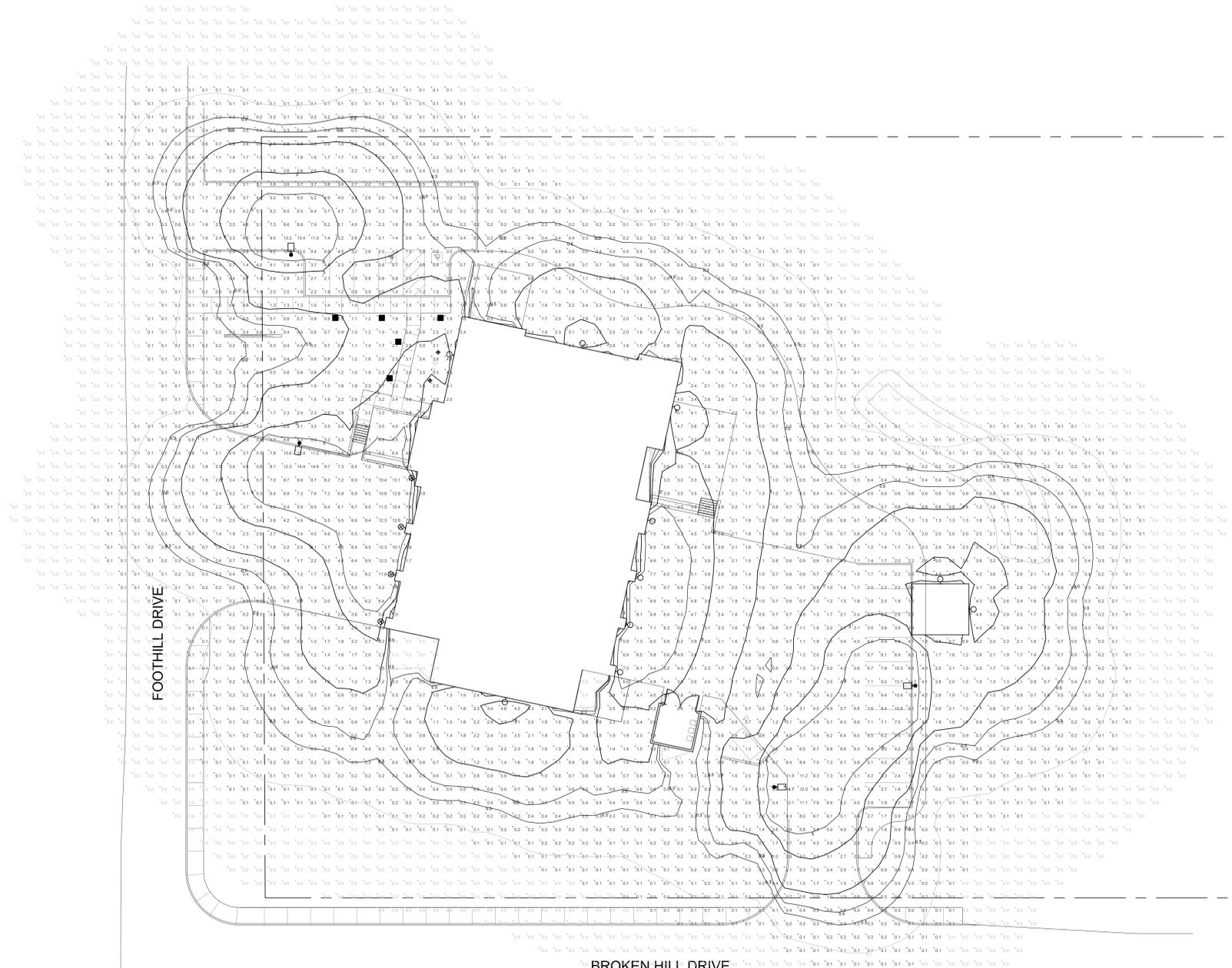


**OUTSIDE LIGHTING CONTROL SCHEMATIC NOTES:**

1. LIGHTING CONTACTOR(S) SHALL BE 20A, 600V, 3-POLE, NEMA ENCLOSED
2. TIME CLOCK SHALL BE INTERMATIC \* ET 2800 OR EQUIVALENT.
3. PHOTOCELL SHALL BE INTERMATIC \* K4100/4200 OR EQUIVALENT.
4. LOCATE OUTSIDE LIGHTING CONTROLS (H.O.A., CLOCKS AND CONTACTORS) ADJACENT TO FEEDING ELECTRICAL PANEL. LOCATE PHOTOCELL OUTSIDE ON ROOF FACING NORTH.

**OUTSIDE LIGHTING CONTROL**

DIAGRAM  
NOT TO SCALE

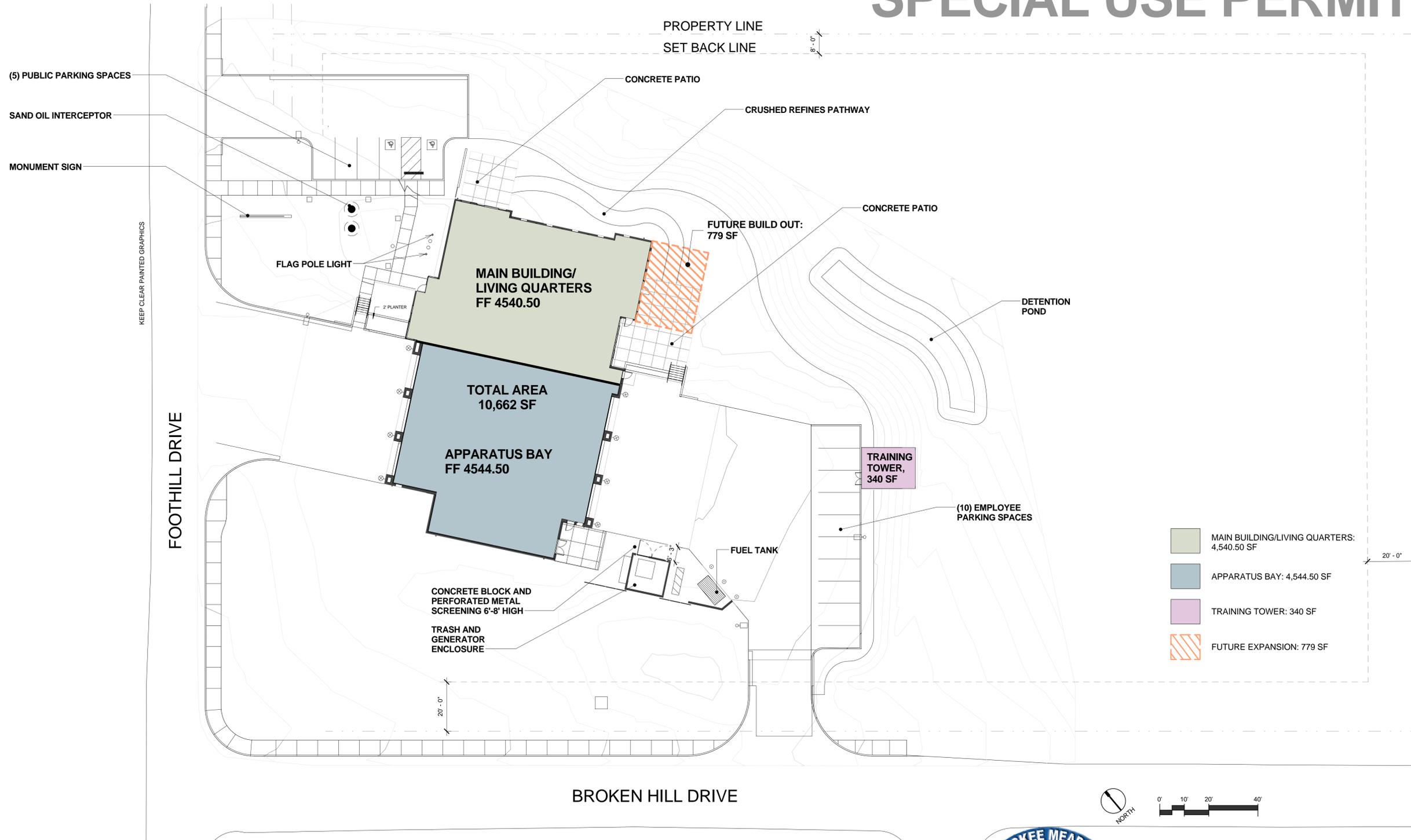


**SITE PHOTOMETRIC PLAN**

SCALE: 1" = 20'-0"



# TRUCKEE MEADOWS FIRE PROTECTION DISTRICT SPECIAL USE PERMIT - SITE



- MAIN BUILDING/LIVING QUARTERS: 4,540.50 SF
- APPARATUS BAY: 4,544.50 SF
- TRAINING TOWER: 340 SF
- FUTURE EXPANSION: 779 SF



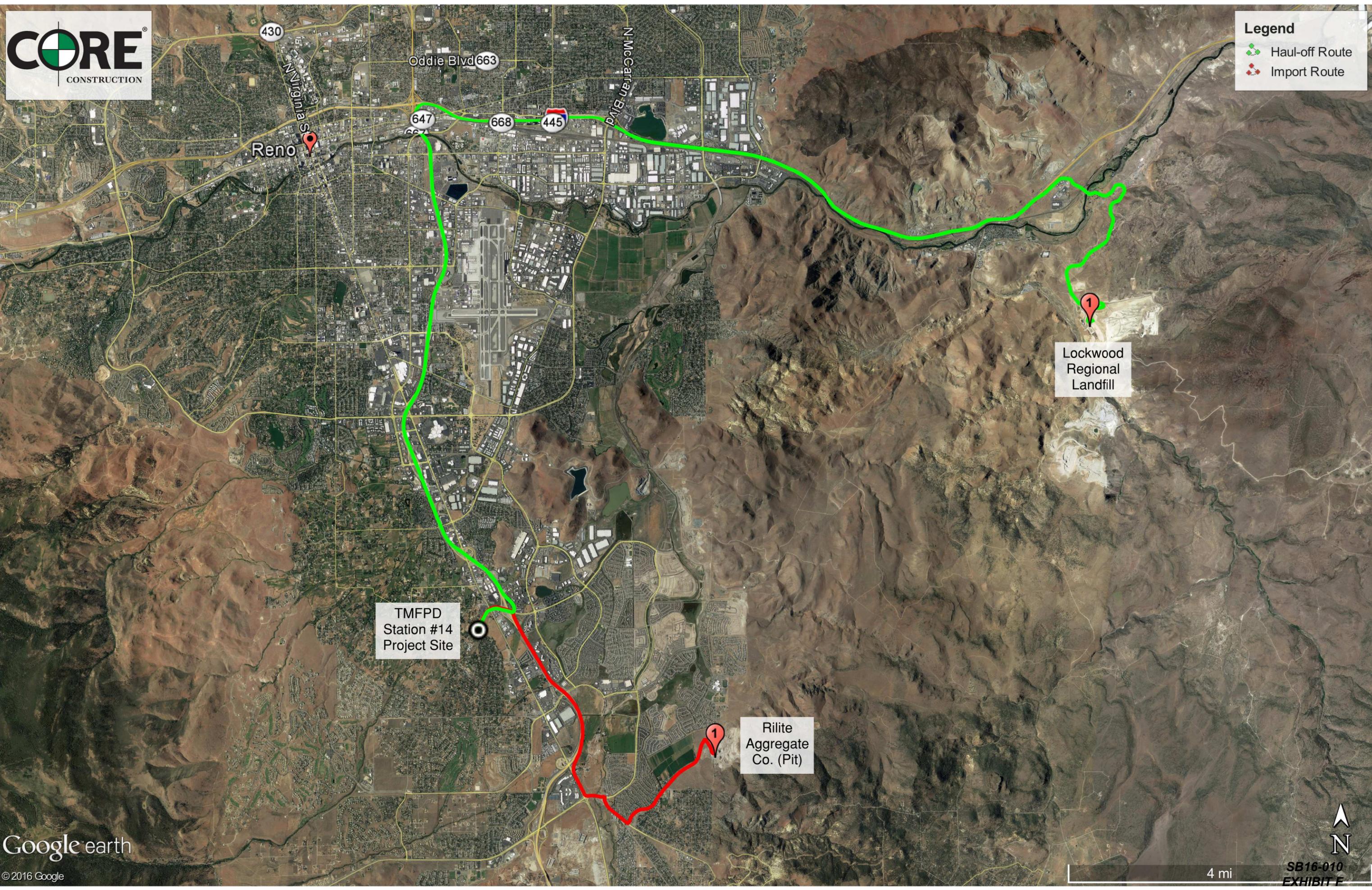
**STATION #14**  
FOOTHILL RD & BROKEN HILL RD.

10/17/16



**Legend**

- Haul-off Route
- Import Route



Reno

TMFPD  
Station #14  
Project Site

Lockwood  
Regional  
Landfill

Rilite  
Aggregate  
Co. (Pit)



4 mi

SB16-010  
EXHIBIT E



ENGINEERS • LAND SURVEYORS  
PLANNERS • LANDSCAPE ARCHITECTS

December 14, 2016

Bill Whitney, Director of Planning and Development Division  
Washoe County Community Services Department  
P.O. Box 11130  
Reno, NV 89520

**Re: Truckee Meadows Fire Protection District Station #14 Special Use Permit (SB16-010)  
Appeal**

Mr. Whitney,

At the December 1, 2016 Board of Adjustments hearing, the Board voted 3-2 to deny the request for Special Use Permit Case Number SB16-010. Please consider this letter a formal request to appeal the Board of Adjustment decision to the Board of County Commissioners.

A neighborhood community meeting was held on November 16, 2017, prior to the Board of Adjustments hearing. The purpose of the meeting was to introduce the project to the nearby residents and address any questions and/or concerns. Approximately 14 property owners attended the meeting and provided feedback on concerns related to noise, the school bus stop location, fire truck access on Foothill Road, traffic concerns on Foothill Road during peak hours and pedestrian safety on Foothill Road.

While many of the neighborhood concerns brought up during the meeting had already been addressed in the site plan, additional modifications were made based on their feedback, and presented to the Board of Adjustments. The project includes the following elements that address the neighborhood concerns:

- There are currently no sidewalks in the surrounding area, raising concerns over pedestrian safety when a fire truck is in route to a call. Development of the project will construct sidewalks along Foothill Road and Broken Hill Road, adjacent to the fire station, providing for a safe pedestrian connection.
- Foothill Road is currently designed as a 2-lane roadway measuring 20' wide. The road has a 60' wide right-of-way that will accommodate future widening. Development of the project will incorporate the widening of Foothill Road, adjacent to the parcel. The remaining portion of Foothill Road, between the project parcel and South Virginia Street is approximately 1,400 feet. Commissioner Lucey is aware of the community concerns and has asked Washoe County to look at moving it up in the timeline for widening.
- Development of the fire station includes coordination with the Washoe County School District to provide an improved bus stop location at the corner of Foothill Road and Broken Hill Road. The

new design will provide sidewalks for the kids, that does not currently exist, as well as a safer bus turnout on Foothill Road.

- The project includes a generator on the west side of the parcel. The generator that is specified to be installed is extremely quiet and runs only during an emergency and for a one hour test on a monthly basis. Some feedback from the neighboring properties suggested relocating the generator to the east side of the property, out of concerns for noise. Relocating the generator creates problems with the switchgear location and the fact that the transfer switch needs to be located where the service occurs, and would further complicate wiring to the generator with lines routed under the apparatus bay driveway. The proposed generator location provides for an eight-foot-tall CMU walls on three sides, with the open side facing east, away from residents. The nearest house is 138' feet away on Broken Hill Road and 219' away on Foothill Road. Different types of generators have been researched and the product with the most noise efficient design has been selected.
- The neighbors raised concerns over the South Virginia Street/Foothill Road intersection and the ability for fire trucks to be able to move through the stop light in an emergency. The project will incorporate an Opticon System, which leverages GPS technology and highly secure radio communications, to help emergency responders move through intersections more quickly and safely. This system is also used at the Sun Valley Fire Station, and has proven to be effective.

All of the neighborhood concerns were addressed and presented to the Board of Adjustment at the December 1<sup>st</sup> hearing. The project has been designed to be found in conformance with the special use permit "findings" and should be approved by the Board of County Commissioners. Please consider this a formal request to appeal the Board of Adjustments decision to deny the Fire Station #14 Special Use Permit. Selection of this property and development of the site plan has been in process for approximately two years. During that period, the Truckee Meadows Fire Protection District and the design team have engaged in a thorough review process that addresses all the neighborhood and Board of Adjustment comments, resulting in the development of a fire station that supports the needs of the fire department and the fire protection needs of the greater community.

Sincerely,



Angela Fuss, AICP  
Project Planner



**WASHOE COUNTY**  
**Planning and Development**  
INTEGRITY COMMUNICATION SERVICE

Community Services Dept.  
P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-6100  
Fax: (775) 328-6133

**Board of Adjustment Action Order**  
**Special Use Permit Case Number SB16-010**

Decision: Denial  
Decision Date: December 1, 2016  
Mailing/Filing Date: December 5, 2016  
Property Owner: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520  
Assigned Planner: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
775.328.3622  
Phone: rpelham@washoecounty.us  
E-Mail:

**Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14)** – Hearing, discussion, and possible action to approve a special use permit for the construction and operation of a new fire station (Safety Services Civic Use Type).

- Applicant: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Property Owner: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Location: Northeast corner of Foothill Road and  
Broken Hill Road
- Assessor's Parcel Number: 044-300-19
- Parcel Size: ± 3 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810, Special Use  
Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 8, T18N, R20E, MDM,  
Washoe County, NV

To: Truckee Meadows Fire Protection District  
Subject: Special Use Permit Case Number SB16-010  
Date: December 5, 2016  
Page: 2

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by Washoe County Development Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.

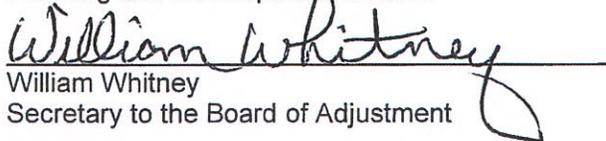
1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been 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 fire station (safety services civic 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 any military installation,

and

Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at 775.328.6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department  
Planning and Development Division

  
William Whitney  
Secretary to the Board of Adjustment

WW/RP/df

Applicant: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520

To: Truckee Meadows Fire Protection District  
Subject: Special Use Permit Case Number SB16-010  
Date: December 5, 2016  
Page: 3

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Representatives: CFA  
Attn: Angela Fuss  
1150 Corporate Blvd.  
Reno, NV 89502

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office ; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency, South Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair.



# WASHOE COUNTY BOARD OF ADJUSTMENT DRAFT Meeting Minutes

## Board of Adjustment Members

Kim Toulouse, Chair  
Clay Thomas, Vice Chair  
Kristina Hill  
Brad Stanley  
Lee Lawrence  
William Whitney, Secretary

Thursday, December 1, 2016  
1:30 p.m.

Washoe County Administration Complex  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

The Washoe County Board of Adjustment met in regular session on Thursday, December 6, 2016, in the Washoe County Administrative Complex Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

## 1. \*Determination of Quorum

Chair Toulouse called the meeting to order at 1:32 p.m. The following members and staff were present:

### Members present:

Kim Toulouse, Chair  
Clay Thomas, Vice-Chair  
Kristina Hill \*\*  
Lee Lawrence  
Brad Stanley

### Members absent:

None

### Staff present:

Trevor Lloyd, Senior Planner, Planning and Development  
Eric Young, PhD, Planner, Planning and Development  
Chad Giesinger, Senior Planner, Planning and Development  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Donna Fagan, Recording Secretary, Planning and Development

## 2. \*Pledge of Allegiance

Member Stanley led the pledge to the flag.

## 3. \*Ethics Law Announcement

Deputy District Attorney Edwards recited the Ethics Law standards.

## 4. \*Appeal Procedure

Mr. Whitney recited the appeal procedure for items heard before the Board of Adjustment.

## 5. \*Public Comment

Chair Toulouse opened the public comment period. Garth Elliott stated as a Board member of the Sun Valley General Improvement District (SVGID) he knew his function and he knew this Board's function. He stated there was a situation where the County had been working on a sign code for two years and not one time did they consider the wishes of the 25,000 people making up Sun Valley. He said they were not asked to be part of it until it was too late and the decisions had been made. He reported the people had a problem with the six-foot height requirement and electronic part of it. He noted there was a sign located in Sun Valley that they had to manually open up and place the letters or numbers on it and they needed a faster way to do that. With an electronic sign they could change it immediately, which they needed for emergency purposes.

Chair Toulouse closed the public comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Member Stanley moved to approve the agenda of December 6, 2016. The motion was seconded by Member Lawrence, which carried unanimously with Member Hill absent.

## 7. Approval of October 6, 2016 Draft Minutes

Member Thomas moved to approve the minutes of October 6, 2016 as written. The motion was seconded by Member Lawrence, which carried unanimously with Member Hill absent.

## 8. Public Hearings

**A. Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14)** – Hearing, discussion, and possible action to approve a special use permit for the construction and operation of a new fire station (Safety Services Civic Use Type).

- Applicant: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Property Owner: Truckee Meadows Fire Protection District  
Attn: Chief Moore  
PO Box 11130  
Reno, NV 89520
- Location: Northeast corner of Foothill Road and Broken Hill Road
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- Parcel Size: ± 3 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 8, T18N, R20E, MDM,  
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3622
- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Chair Toulouse called for any disclosures. Member Thomas stated he had a family member that was an employee of the Truckee Meadows Fire Protection District (TMFPD). Deputy District Attorney Edwards asked Member Thomas if that family member was an immediate family member in the household. Member Thomas responded he was not. Deputy District Attorney Edwards asked Member Thomas if his household income was dependent upon that person's income in any way. Member Thomas said it was not. Deputy District Attorney Edwards asked if that person would affect his ability to be impartial for making a decision on the following item. Member Thomas responded no.

Chair Toulouse opened the public hearing. Roger Pelham, Planner, identified the property and presented his Staff Report. He said issuance of the Special Use Permit was a judgement call and he knew there were some people who were opposed to this and that was why he attempted to craft the Conditions of Approval to mitigate those impacts.

Chair Toulouse opened up questions to the Board. Member Thomas asked if Mr. Pelham was privy to any other site location options for this facility. Mr. Pelham stated he was not. Member Thomas asked if Chief Moore and his team happened to mention why they selected this site. Mr. Pelham stated he did not know why and Planning was hobbled by the fact that they got the application once the Applicant figured out what they wanted to do and where they wanted to do it. Then staff would look at it and determine if it met certain qualifications. Mr. Whitney stated he felt that question was more appropriate for Chief Moore who was present via telephone conference.

Mr. Edwards stated Chief Moore was present via telephone and that he acknowledged and understood the meeting was being recorded.

Member Thomas stated there was a comment in the CAB findings about a school and another fire station. He wondered where the school was in conjunction with the new fire station and where the old fire station was located. Mr. Pelham stated there were schools in the area to the west on Foothill Road. He noted traffic went west on Foothill Road and he believed the Applicant's representative did a traffic study.

Dwayne Smith, Director of Engineering, noted there were some changes to the Engineering Conditions. He said the first condition he wanted to add was to widen Foothill Road along the southeast side from the intersection of Broken Hill Road to the northern property line to accommodate three lanes; 11 feet wide and one foot wide with paved shoulders on each side of the road. The second condition was to provide a street light at the corner of Broken Hill Road and Foothill Road located in the County right-of-way. He said the street light would have to comply with certain conditions. He stated he would also like to remove two conditions. The first would be Condition I, page 5; the driveway access off Broken Hill should align with the intersection of Raintree Court. The second would be Condition N, page 3, street lights shall be installed at the two fire truck driveway intersections with the County rights-of-way. He said the last condition he would like to modify was Condition L, page 3, sidewalk, curb and gutter shall be installed along the entire length of the parcel adjacent to Broken Hill Road. He wished to change the condition to read: sidewalk, curb and gutter shall be installed along Broken Hill Road in front of the developed area and extending 10 feet passed the proposed driveway to the southeast; future development shall be conditioned to extend the sidewalk, curb and gutter to the property line.

Chair Toulouse asked if Mr. Smith had a written copy of all of those changes so the Board could make an accurate motion. Mr. Smith stated he did. Chair Toulouse opened up questions to the Board.

Member Stanley asked if there had been any community feedback on the one light arrangement versus the two-light condition. Mr. Smith stated he did not have any.

**\*\*1:57 p.m.** Member Hill arrived at the meeting.

Member Lawrence wanted to know about Condition L which originally proposed to go the entire length of the street and was he proposing less curb and gutter. Mr. Smith stated he was proposing less since the development was only going to extend to the driveway. Instead of installing curb, gutter and sidewalk that could possibly have

to be removed in the future for driveways, they decided not to extend in front of the undeveloped parcel at this time. He said any future development that came in would be required to extend the curb, gutter and sidewalk. Mr. Smith stated all emergency vehicles coming off of Foothill Road would drive on to Broken Hill and enter the facility then they would exit on to Foothill Road. What he was proposing was to only bring the curb, gutter and sidewalk to the right and southeast of that driveway. He further explained there would be curb, gutter and sidewalk on that side of the driveway and extended along Broken Hill Road as well as Foothill Road. He said that was where the emergency vehicle movements would occur.

Chair Toulouse opened up discussion to the Applicant. Angela Fuss, CFA and Representative for the Truckee Meadows Fire Protection District (TMFPD), said she wanted to give the Board a history of why Fire Station 14 was no longer viable and why they were relocating it. She said the apparatus bay was originally built in the 1960's and it had been a fire station for about 30 years. During the last 30 years, development took place and the fire station was now in the middle of a commercial shopping center, which made it challenging to provide effective and timely service. She said they tried to find a location that would be more appropriate and because this was not a Reno or Sparks fire station they had to make sure it would be on Washoe County property. She said they purchased three acres for the station and it had two access points, one off of Broken Hill Road and one off of Foothill Road. She said they had people ask why they would put a fire station in a residential neighborhood and there were a couple of reasons. As the community grew they had to build new fire stations and the bulk of the community was residential. She said to be able to serve those areas they had to put fire stations amongst them and it was very common to have them by schools.

Ms. Fuss stated they had a 10,000 square foot building and were planning for future expansion and they were looking at potentially adding a second fire crew if needed. She was not certain when or if that would happen, but they were working proactively to be prepared. She explained they were putting sidewalks on Foothill Road and Broken Hill Road as currently there were none. She said they had signal lighting on both sides of the driveway, which was about 60 feet wide. She thought about 84 percent of the calls would be going east, which meant they would be going towards Virginia Street and about 6 percent of the calls would be required to go left. She said they were also putting in some striping, which would say "keep clear" so the driveway would not be blocked.

Ms. Fuss commented there were not very many questions or concerns raised at the CAB meeting. She said in addition to the CAB meeting, they sent out letters to everyone in the noticing areas and some of those people attended and gave some very good feedback.

Ms. Fuss discussed concerns regarding noise, lighting, parking and response. She noted it was up to the Captain when sirens would be appropriate. She said they changed their lighting plan so they would not have any light pollution beyond their property lines. She explained they had ten parking spaces and she produced a map showing all the calls that Station 14 responded to.

Ms. Fuss stated the other concerns they heard were related to traffic and a school bus stop at the corner of Foothill Road and Broken Hill Road. She said they had been in contact with the School District about putting in sidewalks and a pad or shelter. She said there were two schools in the area and she showed pictures to give a better idea of what the traffic would look like. She said the traffic did not backup to where their driveway was or to the intersection. They also had a traffic study completed and based on that study; Foothill Road was operating at a Level Service C. She explained Level Service C was pretty average and would not trigger or warrant widening of the roads. She said the County Engineer asked that they widen Foothill Road in front of the parcel and the Applicant was in agreement to do that.

Ms. Fuss concluded her presentation. Member Thomas stated the current facility they were in would be shut down and they would move to the new facility. Ms. Fuss stated that was correct; the parcel was owned by TMFPD and they would be selling it. Member Thomas stated that part of the reason for moving to the new parcel was for quick access to Virginia Street and the Highway. He thought the current station sat right next to the Highway. Ms. Fuss said the biggest issue with the existing fire station was that it was located in the middle of a commercial shopping center. Member Thomas said he was familiar with Foothill Road and there was no shoulder on that road and when he had been on it even bicyclists had trouble. Leaving from Broken Hill Road going north to the

intersection was one lane until you got to the Foothill Shopping Center. When you get four cars at the red light everyone was blocked. He had a concern for egress/ingress if an event happened. If they had to go up the street, the opposite direction on Foothill Road, it was a 15 mph zone and when people dropped their children off at the schools it really got backed up. His concern was whether this would create a problem or issues because of the narrowness of the road and the close proximity to the schools. Ms. Fuss stated from the intersection of Virginia Street and Foothill Road was a fairly close distance to the schools. On a busy night at that intersection or even during the school zone, they noticed there were about six to eight cars backed up at that light.

Ms. Fuss stated they had been talking about the concept of an Opticom so that the fire truck would have the ability to change the lights to move traffic along and move through the lights. She said that was not something that was part of the Conditions of the Approval, it was just more of an internal discussion they had.

Member Thomas asked where the bus stop was at Broken Hill Road and Foothill Road. Ms. Fuss said she believed they stopped on Foothill Road. She said that could potentially change with the School District, because if they widened Foothill Road there would be a shoulder and room for them to pull out.

Chief Moore addressed the comment about the station and its current proximity to the highway; at our current location we are in the City of Reno so any calls in that area we don't respond to. as a matter of practice because it isn't in our jurisdiction so it makes sense to move closer to the properties we are responsible for and our studies show this was an ideal situation and location for them to protect people in this jurisdiction and support responses to other locations within their boundary, such as Caughlin Ranch and Hidden Valley and down south.

Chair Toulouse opened public comment. Robert Ginocchio, said the proposed fire station would be in the same identical trap that the existing fire station was in. It had traffic all around it, more buildings moving in, and a WalMart. He said they wrote a check for it so it was in the Board's lap to make the decision. He said they pulled a traffic study during Thanksgiving week, which would have been when there was less traffic. He noted they paid \$435,666 per acre and he wondered where that would leave the rest of them because it would elevate everyone's taxes.

Joe Theaman, 10050 San Clemente Drive, stated he and some of his neighbors were opposed to the fire station going in right next to their homes. He said it was a residential area and all of the roads were residential around the fire station. There was not good access down Foothill Road and as Member Thomas pointed out he tried to walk along the edge of it and it was a danger to pedestrians or bicyclists. He noted there was no right-hand turn onto Virginia Street from Foothill Road and it all backed up because of the Foothill's Mall. He believed that was one of the narrowest roads in the valley. He saw a semi-truck coming down this week and a full-sized pickup decided he was going to stop and let the semi pass him. He and his family were concerned that once a fire truck rolled out there, they would not have any place to go and they were very conscientious about letting fire and emergency vehicles get around them. He said the CAB did not notify them that there was going to be a meeting and had they known they would have attended and made negative comments. He said he talked at the community meeting and he spoke with the Fire Chief who said they could not go over 25 mph on residential streets without the lights and sirens.

J.W. Lazzari, 11000 Raintree Court, stated he was not completely opposed to a fire station in the neighborhood, but he had concerns about traffic on Foothill Road. He said Foothill Road was narrow with no shoulder or sidewalk and there was nowhere to pull off if a fire truck came up behind them. He was happy to hear that part of the road would be widened, but he did not believe that solved the problem when you got down to the bottom of Foothill Road. He noted response times would be compromised if the fire truck was stuck on Foothill Road, which he thought was the same as the problem now with the fire truck being stuck in the WalMart parking lot. He urged the Board to look at Foothill Road and possibly widen it to make sure this was an appropriate place for a fire station. He said it was mentioned there would be improved response times, but he had not seen a study to say that was the case. He wondered if it was the best location or just the right price at the right time.

Kenneth Krater, 901 Dartmouth Drive, said he was a lifetime Reno resident and formerly the Reno Traffic Engineer and he had done a ton of work by the existing station on Old Virginia Road. He said he watched Chief

Moore over the last three years work diligently to find a site that would best serve the community and he clearly could have found much cheaper land. He believed the existing station was a disaster especially during the hours of noon to 6:00 pm and on Saturdays because there was tremendous traffic in and out of the WalMart Shopping Center. He said there were often times when a fire truck could not even make a left turn to go on Old Virginia Road and south to Damonte Ranch Parkway. He said there were concerns about traffic on Foothill Road, but the "call-for-service" map presented earlier showed a huge number of the calls were at Foothill Road. He believed the way they oriented the station with trucks coming in on Broken Hill Road and exiting on Foothill Road would not impact the neighborhood. It was almost 100 feet away from the street and at least 150 feet away from the nearest residence and they left a lot of room for landscaping. He thought the architecture was fine; it was not a residential building and he would rather see a little bit of money put in to additional trees to buffer the station. He said if there was one medical emergency in this neighborhood, they would be forever grateful that it was located where it was. He urged the Board to support this project.

Chris Russ, 10080 Broken Hill Road, said he was opposed to this project. He wanted to cover some things that were being represented from Staff that were incorrect. He noted the traffic survey was done after the last public meeting. They had not considered their pre-emption device until it was mentioned at that meeting. No traffic study was done, no calls-for-service study was done and no examinations on where the calls for service were. The Fire Chief did not even know the number of calls that came out, did not know where those calls were located, but today we have a view of those calls and he questioned that. A traffic survey needed to be properly done so the Board could see the impact on Foothill Road. There had been no evaluation of whether or not this location would actually improve response times other than a GIS, which looked at roadway width, business locations and had a lot of data, but it did not provide real time traffic flow or what traffic flow looked like. In addition, they asked for things like the generator to be moved to the other side of the building because there was no reason for that generator to be on the residential side. They did a study of noise with a decibel reader; however, there were sounds during the daytime that you could hear that would not register on the decibel reader. He said they were talking about expanding the firehouse; however, this design would not accommodate that kind of growth without doing what someone mentioned, which was to add another driveway. He said those were things not disclosed to the residents. He requested the Board hold off on their decision until they had further meetings with the community members who would be impacted by this and get more information from Staff.

Kathy Russ, 10080 Broken Hill Road, said the correct location for the bus stop was on Broken Hill Road and not on Foothill Road. The concern they had over parking was where the overflow parking would be. She thought they would hold training drills and they did not want Broken Hill Road being the overflow parking for fire station personnel that would be there for training. The pictures of Foothill Road and Broken Hill Road that were provided had a timeframe from 2:00 pm to 2:30 pm which were not applicable to that neighborhood when they talked about traffic. The bus dropped kids off at 3:15 pm on Broken Hill Road and if there was going to be any information provided as to what the traffic looked like it needed to be during those times and morning times as well. She said at the November 16<sup>th</sup> meeting they had 16 people in attendance and the Fire Chief took a show of hands and all but one opposed the project. Chief Moore said the current station was about location, but she would like the Board to know the proposed location of Foothill Road was about 100 feet from the City of Reno boundary. The questions she had was whether or not the current location was evaluated for new entry, new exits, stripping and blinking lights to indicate that you could or could not block their entrance. She said they heard a lot of statements that it would improve response to priority calls, which was hard to evaluate when you had a fire department that did not distinguish between priority and non-priority calls. She said in the report it stated that Special Use Permits and Administrative Permits for the community's sake would also include relevant CAB's and she would like to know how relevant that CAB could be for their neighborhood when it did not include anyone from their neighborhood to the meeting. She asked to have an unimproved walkway on Foothill Road if they were not willing to do curb, gutter and sidewalk.

Chair Toulouse closed public comment and opened up discussion to the Board.

Member Stanley stated there had been some questions about the use of the tower and whether or not there would be trainings. Chief Moore stated he did not think there would be an overwhelming number of vehicles. They would be mostly single engine and dual engine company trainings and not necessarily any burning. Member

Stanley asked when they would happen. Chief Moore stated they would likely be held on the weekend and when they could get volunteers there to train, but they still used the public safety training center on Parr Boulevard for the larger drills.

Member Lawrence asked if the generator was used every day or only when the power went out. Also, he heard an individual mention moving the generator to a quieter side. Chief Moore stated it was generally only used when the power went out. They were tested monthly and they would schedule those during the day when it would not bother people. He explained the generator was very quiet and with a screening wall he did not think that citizens would even know when it was on. Member Lawrence asked if the screening wall was a concrete structure. Chief Moore stated it was CMU or some other type of sound material. He said putting it on the east side with the open facing towards the west would cause more noise not less.

Member Stanley said there had been a lot of discussion from the Members and the local residents regarding the impact on Foothill Road and particularly concerning the width of it, response times and responsibilities. He asked if there was a backup plan to widen all of Foothill Road down to Virginia Street and do something about the access. Chief Moore stated he discussed with Commissioner Lucey the concerns of the citizens about the width. He could not say there was a firm plan to widen it but Commissioner Lucey told him that he would engage in discussions with the County Manager to talk about improvements to the intersection and accelerating improvements towards the fire station.

Chair Toulouse stated the Chief said the training tower would be used primarily for single-company evolutions. He asked the Chief to explain that. Chief Moore stated a single-company was one engine comprised of a crew of three. He said they could have an engine company plus volunteers to train, but the maximum would be about nine. Member Thomas stated there was already a training facility at Parr Boulevard and he wondered if there was a need for a tower at this location. Chief Moore stated the problem with using Parr Boulevard was taking their resources from the south all the way up to the north. When they did that they would leave holes in the southern area, and this would allow them to not relocate engines all the way to the north and close stations. Chief Moore added there was not a time table for building the training tower; however, it was contemplated not to be built in this phase.

Member Stanley asked what the criticality was for having a decision at this time on this particular project. He wondered about that because there had been last minute bits of information coming in from Engineering and the public. Chief Moore responded that it would be a big impact to them to not have this started now because construction costs were on the rise and it was important to start construction in the spring. He explained the location in Damonte Ranch was dilapidated and anytime it rained the truck bays flooded. He said the traffic was worse at the current location more so than anyone realized. He stated they had a difficult time of getting out of that site whether they were going north, south, east or west.

Chair Toulouse brought discussion back to the Board. Member Lawrence stated he was happy to hear that the generator would be used infrequently. He thought it would be nice if they located it on the east side facing away from the people on Raintree Road.

Member Thomas stated he understood the location they picked because they could go up Foothill Road which would give them access to Holcomb Ranch and Lakeside. He noted the issues he was still concerned about was that Foothill Road was a rural road with no shoulder. He knew there was talk about widening it as they moved toward Virginia Street, but looking at the zoning map as they got closer to the intersection that became the City of Reno and the County would have no say over it. He understood the situation with the sirens but when they got a call, especially as a first responder, they would not know what they were going to until they got there, so they would go with lights and sirens. He said he found it interesting that the CAB had nothing but support for it and yet today there were people in the audience that were not in favor of it. He was not sure if the CAB notified everyone properly.

Member Stanley stated he echoed a lot of Member Thomas' comments. He noted the road was not wide enough and he was concerned that there was not a backup analysis addressing that problem. He said he served

on the CAB for almost 12 years and those meeting agendas were posted well and it was a tradition that people did not attend unless it affected them. He stated there were a series of questions raised by the CAB and some were around these issues; traffic on a rural roadway, safety relationships and proximity to schools. He noted one of the Members was talking about the idea of people walking down the road and then having to find a place to jump if someone came by. He said that sounded like they could be creating problems they would have to deal with if they were on an emergency call. He believed the demand and the requirement was huge and Chief Moore and his team had been incredible. He was concerned about the idea of different kinds of lighting arrangements without them going through a community review process.

Member Hill stated she supported public service and was a big believer in fire protection. She said there was a lot of it in Incline Village amongst residential neighborhoods and it was an asset to the neighborhood. She said they had great relationships with the schools, with kids, with the community, and Incline Village was of the opinion that the more fire protection the better. She was in support of this project.

Chair Toulouse stated he agreed that fire protection was very important and not solely from the perspective of fire, but also for the emergency medical calls. He did have some questions and some concerns similar to Member Stanley's that there were multiple changes proposed in the Conditions that were not presented to the CAB and had not been thoroughly vetted or reviewed by the public. He was surprised to see the number of people present today who were opposed to the project. He suggested adding a Condition of Approval of moving the generator to the east side of the building. Also, he said the Applicant may consider a continuance until next month's meeting to meet with the neighbors and go over the proposed changes and see if they could get more of a consensus.

Member Lawrence said he was in support of the Chair's recommendation because he did not believe the issues were being treated fairly. He stated he did not understand Mr. Smith's description of Condition L regarding the length of the sidewalk. He thought when additional information was brought forward, the public should have an opportunity to review and discuss it in a CAB environment.

Ms. Fuss stated one of the reasons they proposed to put the generator on the west side of the building was because of the location of the transformer and the electrical component. She noted that was coming off of Broken Hill Road not Foothill Road and to move it to the other side would be a huge cost. She said when they agreed to add the eight-foot wall to surround it was because of the concerns heard at the CAB meetings. They also came up with a type of generator that would have a very small impact on the neighborhood.

Member Stanley stated there had been some suggestions that a continuance be considered so that the new information coming out in this meeting could go through the process of community meetings. Ms. Fuss stated when they presented this project to the community by holding their own community meeting, the first and foremost issue was traffic and they wanted them to widen Foothill Road, so they agreed to that. This site was purchased and there were a lot of constraints they were stuck with, but they could widen Foothill Road. She did not think anything would change by continuing this item for a couple of months.

Member Thomas asked if their recommendation to widen Foothill Road was only for the length of the property they owned. Ms. Fuss stated that was correct as that was the condition proposed by the County Engineer. She said the length was about 240 feet.

Chair Toulouse asked if the Applicant would oppose the condition of moving the generator to the east side of the building. Ms. Fuss stated they would because when that issue came up at the neighborhood meeting their response was to go back and meet with their engineer to find a generator that would produce the least amount of noise.

Chair Toulouse brought the discussion back to the Board and called for a motion.

Member Hill moved 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 the conditions of approval included as Exhibit A, including condition #2M to require streetlights to be installed at each

driveway as per the added Staff recommendation to approve a street light at the corner of Broken Hill Road and Foothill Road and eliminating the streetlight on Broken Hill Road; Special Use Permit Case Number SB16-010 for Truckee Meadows Fire Protection District, having made the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan, including those conditions that were provided by Staff (Engineer Smith) on the document and the following:

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;
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 fire station (safety services civic 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 any military installation,

and

Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Chair Toulouse called for a second to the motion. Hearing none, he opened up discussion. Mr. Pelham stated he heard the motion to approve the project. The project would include modifications to the Conditions such that there would not be street lights at the two driveways, but rather one street light at the corner; that Foothill Road would be widened; that Condition 2I regarding the alignment would be removed; and, Condition 2M would be removed regarding the two street lights. He said it was also mentioned to modify Condition 1L to not require curb, gutter and sidewalk from the driveway south to the property line. Member Hill stated that was her motion.

Mr. Edwards stated the document that was provided by Engineer Smith could be identified as an exhibit and made an official document of the meeting, and then a Member could refer to it in their motion. Chair Toulouse marked the document as Exhibit 1 which would eliminate Item I and Item M from the original Conditions of Approval and include them as modified in Exhibit 1. Member Hill amended her motion to contain Exhibit 1.

Chair Toulouse said the motion died for a lack of a second. He called for another motion.

Member Stanley stated given everything they had heard today and the difficulty of the motion, he moved for continuance of the item for 60 days. Chair Toulouse stated they could not force a continuance on the Applicant; they could only approve or deny the project. Mr. Edwards stated that was correct. He said the Code and Statutes provided that if a decision was not rendered within 90 days of receipt of the complete application packet it would be deemed approved by default.

Chair Toulouse called for a motion. Member Thomas moved 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 **DENY**, with the conditions of approval included as Exhibit 1, Special Use Permit Case Number SB16-010 for Truckee Meadows Fire Protection District, having made the five findings required in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan. He said the denial was predicated on Finding #3 - Site Suitability and Finding #4 - Issuance Not Detrimental. Member Stanley seconded the motion, which carried on a vote of three to two with Members Hill and Toulouse voting nay.

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;
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 fire station (safety services civic 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 any military installation,

and

Southwest Truckee Meadows Area Plan Required Finding. Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Mr. Whitney read the appeal procedure to the Applicant.

## **9. Chair and Board Items**

### **\*A. Future Agenda Items.**

There were none.

### **\*B. Requests for Information from Staff.**

There were none.

## **10. Director's Items and Legal Counsel's Items**

### **\*A. Report on Previous Board of Adjustment Items.**

Mr. Whitney reported that at the October meeting the Board approved the Variance for the Eget residence on Tuscarora and Wassau in Crystal Bay. It was appealed by the neighbors to the County Commissioners, but it had not yet been heard. He said it would be coming back to this Board because the notification of the original Variance was not correct regarding a half bathroom.

### **\*B. Legal Information and Updates.**

Mr. Edwards stated he had nothing to provide.

## **11. \*General Public Comment**

There was no response to the call for public comment.

## **12. Adjournment**

The meeting adjourned at 5:15 p.m.

Respectfully submitted by

*Jaime Deller, Independent Contractor*

Approved by Board in session on \_\_\_\_\_, 2017

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William H. Whitney  
Secretary to the Board of Adjustment



# Attachment D

## Conditions of Approval

Special Use Permit Case Number SB16-010

The project approved under Special Use Permit Case Number SB16-010 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on January 24, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agency.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. This approval is for construction and operation of a new fire station (Safety Services Use Type). The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits for phase one (main building, parking, landscaping and etc.) must be issued by Washoe County on or before December 1, 2018. The applicant shall submit complete construction plans and building permits for phase two (training tower) must be issued by Washoe County on or before December 1, 2021. The applicant shall submit complete construction plans and building permits for phase three (additional living accommodations) must be issued by Washoe County on or before December 1, 2024. The applicant shall complete construction within the time specified by each of the applicable building/construction permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:
  1. Type and color of building materials: One or more materials with the appearance of natural stone, natural wood and red brick are encouraged to be included on all building elevations.

2. General architectural design: Variation in color and texture of CMU (concrete masonry unit) block is encouraged.
  3. Parking, parking lot circulation and striping.
  4. Signage.
  5. Exterior lighting and lighting fixtures. All exterior lighting fixtures shall be shielded such that light is emitted downward only.
  6. Fencing.
  7. Trash enclosures.
  8. Landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
  9. Landscape designs will emphasize the use of native vegetation.
  10. Additional areas of "tall screen planting" (as shown on the landscape plans submitted with this special use permit application) shall be included between the structure and Broken Hill Road.
  11. A landscape berm is encouraged to be included between the structure and Broken Hill Road.
  12. The training tower shall be shown. "Tall screen planting" (as shown on the landscape plans submitted with this special use permit application) shall be included on the south and west sides of the training tower.
- f. Landscaping plans shall locate all trees within the boundaries of the subject parcel. Landscaping plantings located within the public right-of-way shall consist of shrubs and ground-cover only. Landscaping elements located within the public right-of-way shall not be greater than eighteen inches in height. The applicant shall provide a copy of an approved encroachment permit prior to any improvements within the public right-of-way.
- g. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Development has waived.
- h. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to

the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.

- i. Sign area calculations shall be included with improvement plans and must show that the area of the proposed sign is within the applicable size limitations of Article 505 of the Development Code.
- j. The proposed sign shall maintain a setback of at least 5 feet within the boundaries of the subject parcel.
- k. Photometric plans shall include the property lines and shall show that there is no light or glare at any property line. Photometric plans shall include any light emitted from the proposed freestanding sign as well as any building-mounted signage.
- l. Sidewalk, curb and gutter shall be installed along the entire length of the parcel adjacent to Broken Hill Road.
- m. Prior to approval of any construction permits, the applicant shall provide a letter from the Army Corps of Engineers (ACOE) to Washoe County staff, verifying that there are no wetlands being impacted by the proposed fire station OR that the development proposal complies with the applicable ACOE requirements.
- h. The following **Operational Conditions** shall be required for the life of the project:
  1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  3. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  4. Except as otherwise required by law, the operations plan for this facility shall include the minimization of use of sirens in residential areas.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist, place the 5 standard notes on the plans and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition
- d. Applicant shall indicate, on the plans, the location to which exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- h. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- i. Foothill Road shall be widened along its southeast side, from the intersection of Broken Hill Road to the northern property line. Improvements shall include three traffic lanes, each eleven feet in width, as well as a one-foot-wide paved shoulder on both sides of Foothill Road.
- j. Driveway locations and design shall conform to the Washoe County Code Article 436 for commercial driveways.
- k. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant

pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required.

- l. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- m. The applicant shall install one streetlight at the corner of Broken Hill and Foothill Roads, located within the Washoe County rights-of-way.
- n. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.
- o. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- p. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.
- q. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- r. All improvements within the county right-of-way shall be constructed in accordance with the latest county codes and the latest county standard specifications and details.
- s. A street excavation permit is required for any work (including, but not limited to, driveway and culvert installations and utility connections) to be performed within the Washoe County right-of-way.
- t. A Regional Road Impact Fee (RRIF) will be required for the fire station.

### **Washoe County Health District**

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Albee, Charlene, 775.784.7211, [cable@washoecounty.us](mailto:cable@washoecounty.us)**

Washoe County Conditions of Approval

- a. A dust control permit shall be obtained prior to any construction activities if the construction activities will encompass more than an acre.

\*\*\* End of Conditions \*\*\*