

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application

(Information may be attached separately)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.



August 14, 2014

Washoe County
Community
Services
Department
Water Resources
Branch

4930 Energy Way
Reno, NV 89502-4106
Tel: 775-954-4600
Fax: 775-954-4610

Roger Pelham, MPA
Community Services Department, Planning & Development Division
1001 E. Ninth Street
Reno NV, 89512

**Subject: South Truckee Meadows Water Reclamation Facility
Amendment of Conditions**

Mr. Pelham,

The Washoe County Community Services Department would like to amend the conditions of approval for the Special Use Permit Case Number SB14-004. The following condition of approval has been modified:

"a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition."

The applicant has modified the originally approved site plan and building design and is providing an updated site plan and building design for public comment and review. The modifications include moving the digesters to the same location as the solids handling building combining the buildings into one building. No process or landscaping changes have been made.

One change caused by the new building layout is the air exchange and HVAC equipment will now be placed on the rooftop of the building. Article 412 Section 110.412.55(d) of the Washoe County Development code states:

"All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened."

The complete screening of this equipment from "adjoining properties and streets" is not feasible due to the elevation of Alexander Lake Road. Also due to the size of the stacks, screens could not be reasonably provided. The County is requesting that screening be achieved through alternative methods. The new design has increased parapet walls along the rooftops to provide safety. Please reference the letter submitted by the architect and the design drawings for exact heights. These walls will also provide about 75% screening of the HVAC equipment. The County proposes painting the equipment an

Letter to: Roger Pelham, MPA
Subject: Amendment of Conditions
Date: 8/6/14
Page 2

approved neutral color to blend into the surrounding area. Renderings of the screening can be seen in the enclosed architectural drawings. The County suggests the addition of the following condition of approval for the screening to read:

“q. All mechanical equipment, ventilation fans or similar equipment shall be painted a neutral color to blend into the surrounding area in order to minimize potential impacts to adjacent property and roads. The applicant shall submit for approval the specifications of any paint and its color to be approved by the Planning and Development Division.”

Sincerely,

A handwritten signature in cursive script that reads "Timothy Simpson".

Timothy Simpson, E.I.
Engineering Services Technician

cc: Alan Jones, P.E., Senior Licensed Engineer
Rick Warner, P.E., Senior Licensed Engineer



Hooft Architecture LLC
3376 La Veaga Court
Sparks, NV 89431

775-233-1222
Fax 775-331-9484
www.HooftArchitecture.com

August 12, 2014

Mr. Roger Pelham, Senior Planner
Washoe County Planning Department
1001 E 9th St.
Reno, NV 89512

Re: South Truckee Meadows Water Reclamation Facility – Biosolids Facility
Reference: Special Use Permit SB 14-004 and Assessor's Parcel # 165-001-05

Dear Mr. Pellham,

As you know I have been retained by CH2MHill to assist them in the Architectural portion of the referenced project. Early on in the planning of this project, CH2MHill submitted a special use permit and gained approval for two structures, a Digester Facility and a Dewatering Facility. During the course of planning, our team determined that combining the facilities would be a logical and cost saving measure. The bi-product is a single facility with a slightly larger footprint and less overall height.

Upon my review with you recently to discuss screening of mechanical units, you thought the single building design was different enough to require an amendment to the special use permit. One of the issues of concern was the requirement for screening of mechanical units per the Community Development Code, Article 412, Landscaping, Section 110.412.55.d, which reads:

Mechanical Equipment. All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened.

It can be difficult to determine how to screen mechanical equipment and the material to be used. In my opinion, many times it is the simplest and most straight forward to raise the building parapet to accommodate screening. Other times screening materials seem to create a visually detrimental effect, which may be the case here. Following are a list of points to illustrate that in this case, partial screening may be more appropriate than screening to the full height of all the mechanical units.

1. Mechanical Units: The function of this facility requires a lot of large mechanical units for the size of the building, due to their primary function to mitigate odors and provide ventilation of the spaces. A higher screen or parapet height can be a detriment to clearing "foul" air odors from the building, particularly from

the high flue that releases odors. This large flue would be difficult to screen and is in fact a simple form similar to a chimney on a building.

2. Site orientation: The STMWRF site sits in between mountains to the west, north and the east. To the south is the northern limits of an industrial area which is approximately 1300 feet away from this building. The road to the site approaches from the north and east and is much higher than the building site such that mechanical units will be visible regardless of the type or height of screening. From the east, view back to the site has the mountain as a backdrop.
3. Parapet Height: The three parts of the building all have parapet heights of 4'-7" to 5'-5" as proposed, which hides the majority of the mechanical units from view. If the parapets are raised to fully screen the mechanical units, the roof area would have 7' to 8' parapet walls and create a potential for heavy accumulation of drifting snow.
4. Color: The mechanical equipment will be painted the color of the light tan block. The colors of the building walls in the complex are very compatible with their surroundings and the backdrop of the mountains.
5. Screening: Parapet walls were chosen as the screening method to serve a dual purpose. Some of the mechanical units are within 10' of the edge of the roof which requires a guard as protection to a height of 42 inches from the finish roof deck. An alternative method would be to omit the parapets, screen the mechanical units with a metal screen and provide a guard as mentioned above, which could be solid or a guard railing that meets code. The parapet method of screening offers the best overall solution.

If metal screening was the solution, the tan metal mechanical units would have grown into larger tan boxes with more exposure than the current solution. A mechanical screening material would need to be placed to not only accommodate the mechanical units, but also their working maintenance area.

In conclusion, I believe the logic is correct to utilize the parapets as the screening method. I also believe that raising the parapet to a height of the top of the mechanical units would make them excessively tall and in my opinion would be visually less pleasing. This would be an added expense to the county that is unnecessary in my opinion.

I appreciate your consideration of this special circumstance as it relates to mechanical screening. Feel free to contact me or Jerry Dehn of CH2MHill, (530- 229-3447) if you have any questions.

Respectfully,



Robert C. Hooft, AIA



BIOSOLIDS BUILDING



CH2MHILL®

GENERAL:
**PROPOSED
 BIOSOLIDS FACILITY**
 Aerial

AREA OFFICE:
 50 WEST LIBERTY ST, STE 205
 RENO, NEVADA 89501
 (775) 329-7300

DESIGN OFFICE:
 2525 AIRPARK DR
 REDDING, CA 96001
 (530) 243-8831

SOUTH TRUCKEE MEADOWS
 WATER RECLAMATION FACILITY
 (STMWRF)
 BIOSOLIDS FACILITIES PROJECT
 RENO, NEVADA

NO.	DATE	REVISION	BY
DSCN			
		DR	B. HOOFI
		CHK	B. HOOFI
		APVD	APVD

AS SHOWN	
VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING. 1"	
DATE	JULY 2014
PROJ	481611
DWG	31-A-9
SHEET	of

1

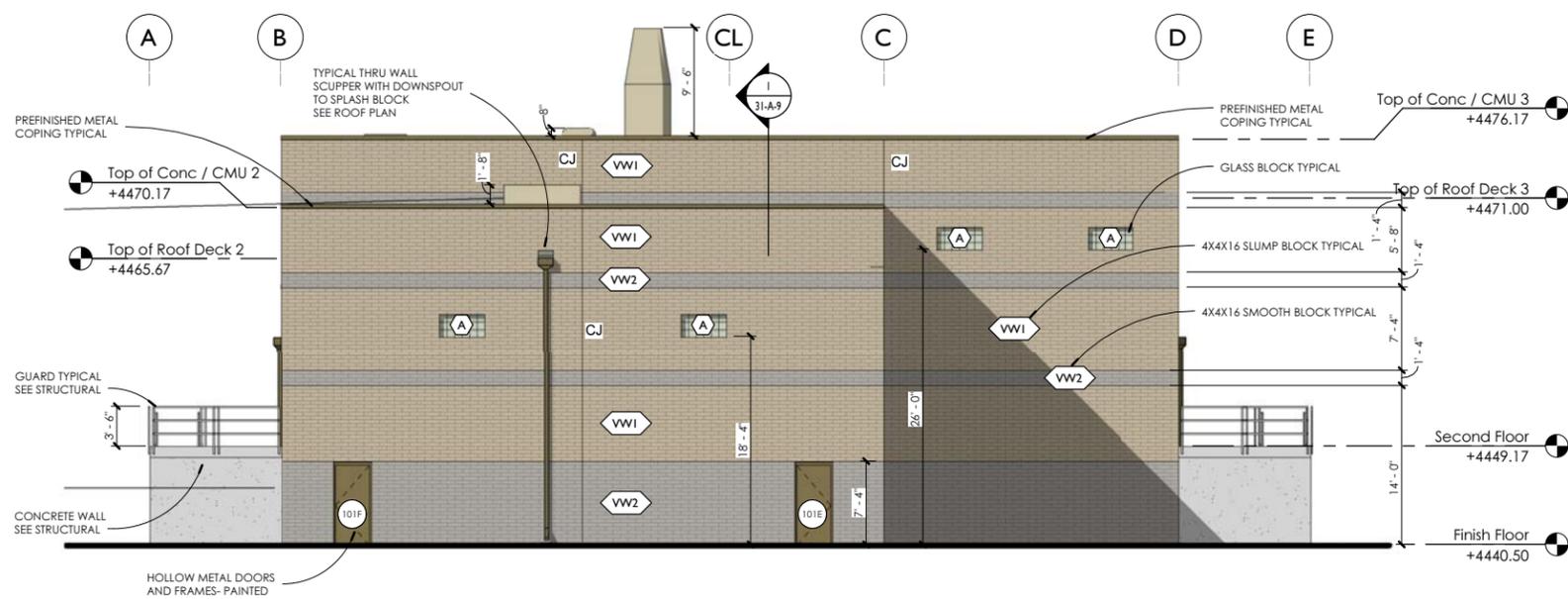
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3

4

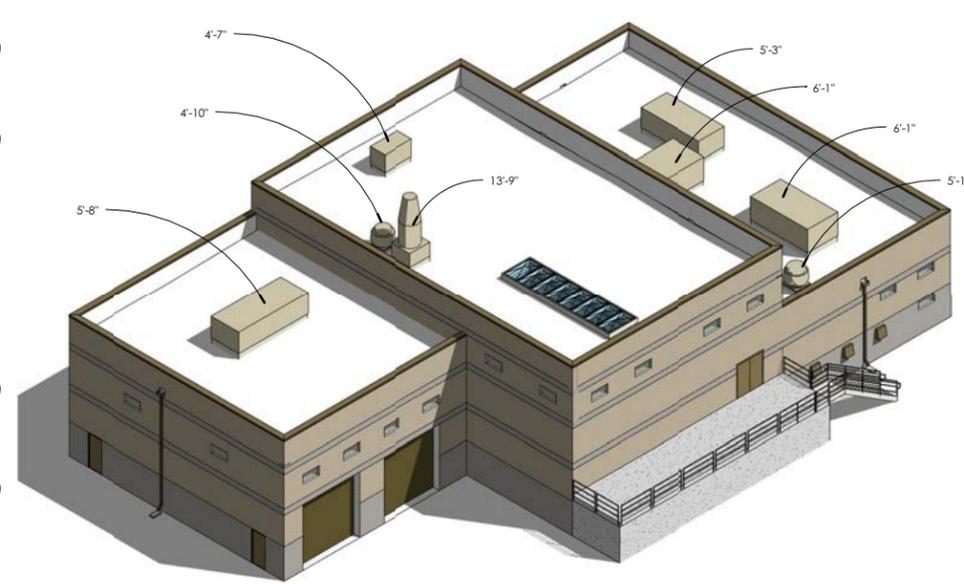
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6



N PROPOSED NORTH ELEVATION
 1/8" = 1'-0"
 SEE MATERIAL NOTES BELOW

NOTE:
 SEE CORNER BLOCK CONDITIONS THIS SHEET FOR LAYOUTS NOT SHOWN ON ELEVATIONS



MECHANICAL HEIGHTS
 NUMBERS REFLECT OVERALL AVERAGE HEIGHT OF MECHANICAL EQUIPMENT (INCLUDING MOUNTING CURB) ABOVE SINGLE PLY ROOFING SYSTEM WITH TAPERED INSULATION

THIS VIEW IS FOR REFERENCE ONLY
 SEE OTHER DRAWINGS FOR SPECIFIC INFORMATION

4 END	12	16	16	4 END
8	16	16	4	4 END
4 END	12	16	16	4 END
8	16	16	4	4 END

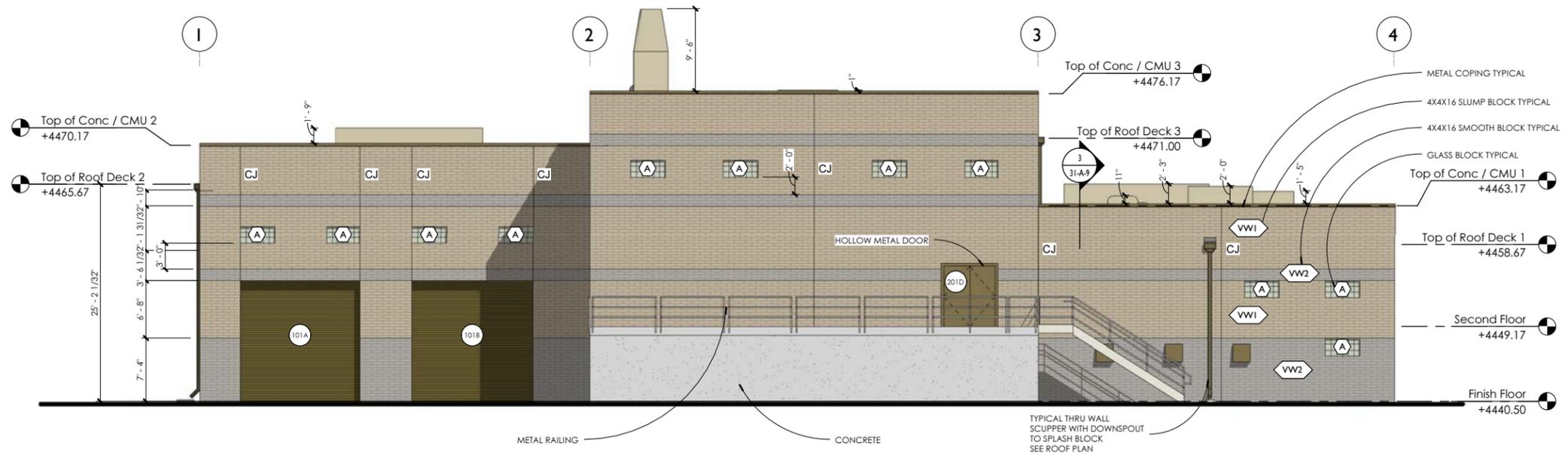
WALL WIDTH WITH EVEN NUMBER OF 8" MODULES
 USE EITHER END CONDITION AS REQUIRED TO MEET AT CORNER OF OPPOSING WALL

4 END	4	16	16	4 END
16	16	4	4 END	
4 END	4	16	16	4 END
16	16	4	4 END	

WALL WIDTH WITH ODD NUMBER OF 8" MODULES
 USE EITHER END CONDITION ABOVE AS REQUIRED TO MEET AT CORNER OF OPPOSING WALL

CORNER BLOCK CONDITIONS
 4X4X16" RUNNING BOND CMU

CORNER BLOCK CONDITIONS
 1" = 1'-0"



W PROPOSED WEST ELEVATION
 1/8" = 1'-0"

NO.	DATE	DSGN	DR	B HOFFT	CHK	REVISION	BY	APVD

DESIGN OFFICE:
 2525 AIRPARK DR
 RENO, NEVADA 89501
 (530) 243-5831

AREA OFFICE:
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 (775) 329-7300

**SOUTH TRUCKEE MEADOWS
 WATER RECLAMATION FACILITY
 (STWWRP)
 BIOSOLIDS FACILITIES PROJECT
 RENO, NEVADA**

ARCHITECTURAL

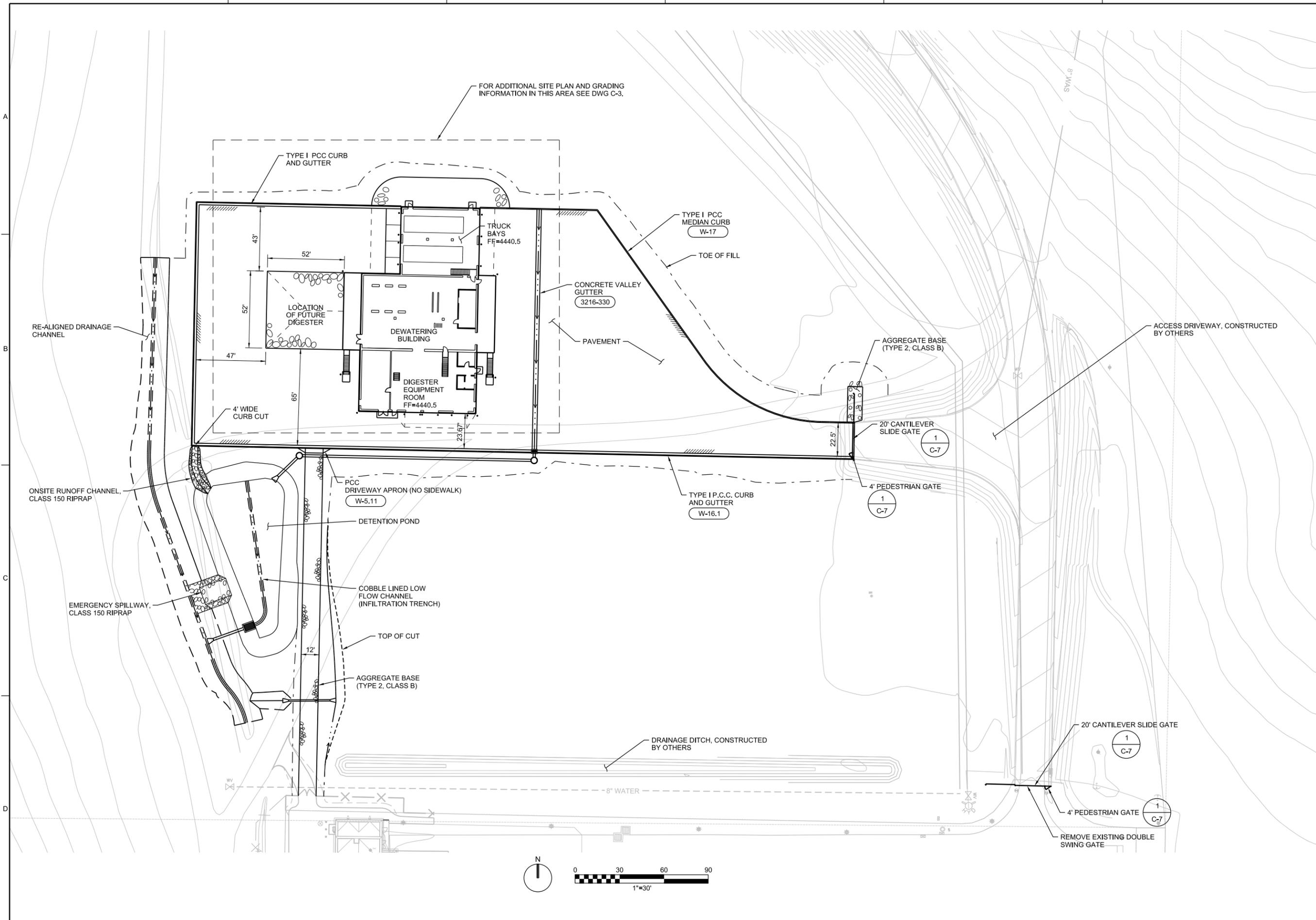
CH2MHILL®

**BIOSOLIDS FACILITY
 PROPOSED ELEVATIONS**

AS SHOWN
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
DATE AUGUST 2014
PROJ 481611
DWG 31-A-2
SHEET 13 of 108

AC14-006

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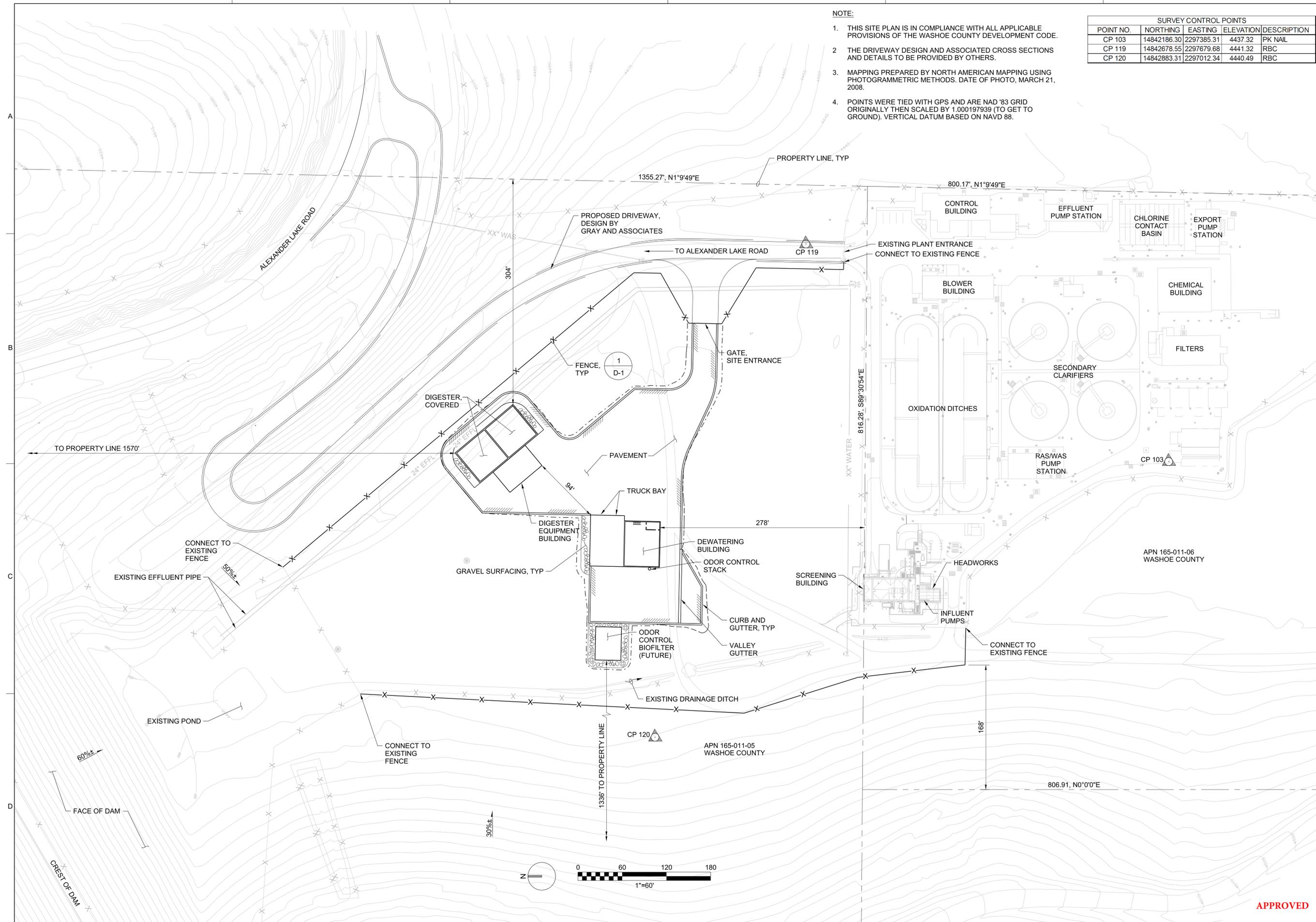
FOR ADDITIONAL SITE PLAN AND GRADING INFORMATION IN THIS AREA SEE DWG C-3.

CH2MHILL® CIVIL PROPOSED SITE PLAN	DESIGN OFFICE: 2525 AIRPARK DR REDDING, CA 96001 (530) 243-5831	AREA OFFICE: 50 WEST LIBERTY ST, STE 205 RENO, NEVADA 89501 (775) 328-7500	SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRF) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA
	AS SHOWN VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.	DATE: AUGUST 2014 PROJ: 481611 DWG: C-2 SHEET: AC14-006	NO. DATE DSGN T HOWARD DR C MCCOY REVISION CHK BY APVD

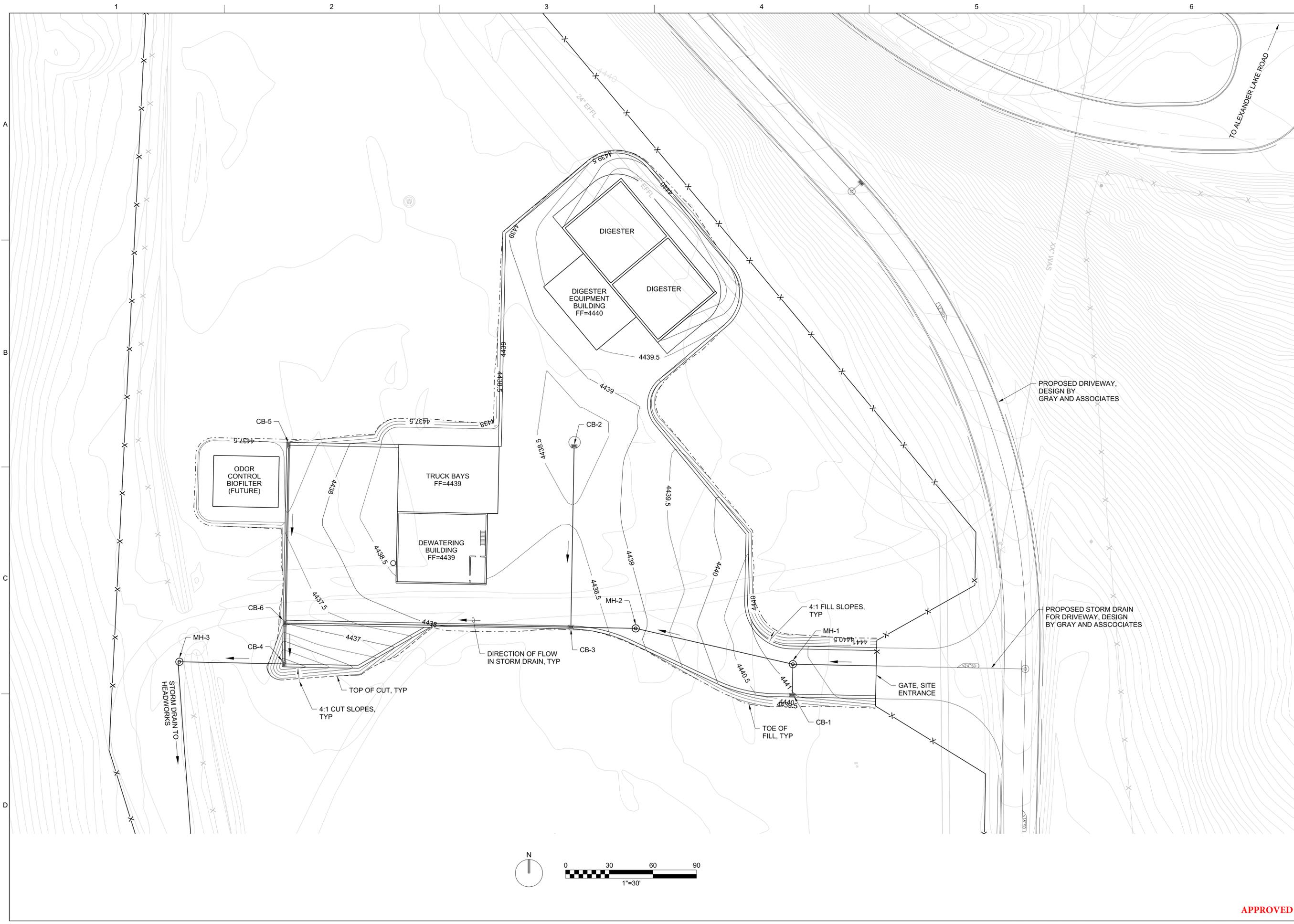
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- NOTE:**
1. THIS SITE PLAN IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
 2. THE DRIVEWAY DESIGN AND ASSOCIATED CROSS SECTIONS AND DETAILS TO BE PROVIDED BY OTHERS.
 3. MAPPING PREPARED BY NORTH AMERICAN MAPPING USING PHOTOGRAMMETRIC METHODS. DATE OF PHOTO, MARCH 21, 2008.
 4. POINTS WERE TIED WITH GPS AND ARE NAD '83 GRID ORIGINALLY THEN SCALED BY 1.000197939 (TO GET TO GROUND). VERTICAL DATUM BASED ON NAVD 88.

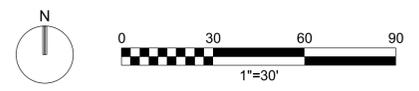
SURVEY CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 103	14842186.30	2297385.31	4437.32	PK NAIL
CP 119	14842678.55	2297679.68	4441.32	RBC
CP 120	14842883.31	2297012.34	4440.49	RBC



DESIGN OFFICE: 2525 AIRPARK DR. REDDING, CA 96001 (530) 243-5831	SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRF) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA	NO. DATE DSGN	REVISION CHK	BY APVD
		T. THOMAS DR	K. SILVA CHK	APVD
AREA OFFICE: 50 WEST LIBERTY ST., STE 205 RENO, NEVADA 89501 (775) 328-7300	CIVIL OVERALL SITE PLAN	AS SHOWN VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.		
CH2MHILL®		DATE: FEBRUARY 2014 PROJ: 481611 DWG: C-1 SHEET: 2 of 9	APPROVED	



CH2MHILL® CIVIL GRADING PLAN		AREA OFFICE: 50 WEST LIBERTY ST., STE 205 RENO, NEVADA 89501 (775) 328-7500		DESIGN OFFICE: 2525 AIRPARK DR. REDDING, CA 96001 (530) 243-5831	
SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRF) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA		NO.	DATE	DR	REVISION
		DSGN	T HOWARD	C MCCOY	CHK
		BY	APVD	BY	APVD
AS SHOWN VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.		DATE FEBRUARY 2014 PROJ 481611 DWG C-2 SHEET 3 of 9			



APPROVED

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