



# Board of Adjustment Staff Report

Meeting Date: October 2, 2014

Agenda Item Number: 8B

Subject: Amendment of Conditions Case Number AC14-006

Applicant(s): Washoe County Community Services Department, Water Resources

Project Summary: Amend the conditions placed on the approved expansion of the South Truckee Meadows Water Reclamation Facility

**Recommendation: Approval with Conditions**

Prepared by: Roger D. Pelham, MPA, Senior Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## Description

**Amendment of Conditions Case Number AC14-006 (South Truckee Meadows Water Reclamation Facility)** – To amend Conditions of Approval of Special Use Permit, Case Number SB14-004, for the expansion of the South Truckee Meadows Water Reclamation Facility, a wastewater treatment facility, to include a modified site plan (to reconfigure the development area and to construct one larger building rather than two smaller buildings) and to reduce required screening of rooftop mechanical equipment for the project.

- Applicant: Washoe County Community Services Department, Water Resources
- Property Owner: Washoe County
- Location: South of Alexander Lake Road, approximately two miles southeast of its intersection with South McCarran Boulevard.
- Assessor's Parcel Numbers: 165-012-01, 164-022-05, 165-011-05 & 165-011-06
- Parcel Size: ± 83.3 acres total
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Public and Semi-Public Facilities (PSP) and General Rural (GR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Articles 810, Special Use Permits and 438, Grading
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, Township 18 North, Range 20 East, MDM, Washoe County, NV

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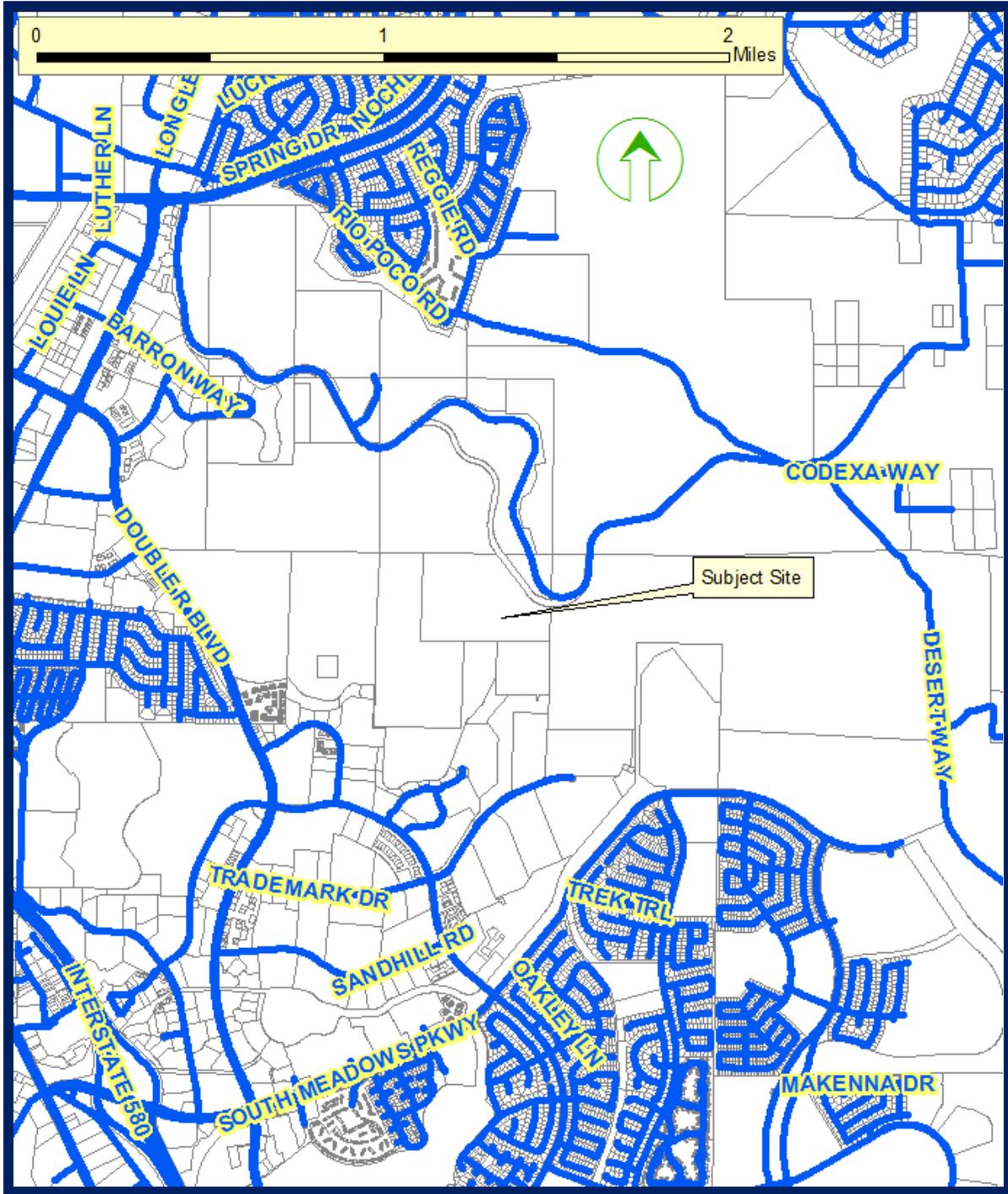
**Special Use Permit**

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 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:

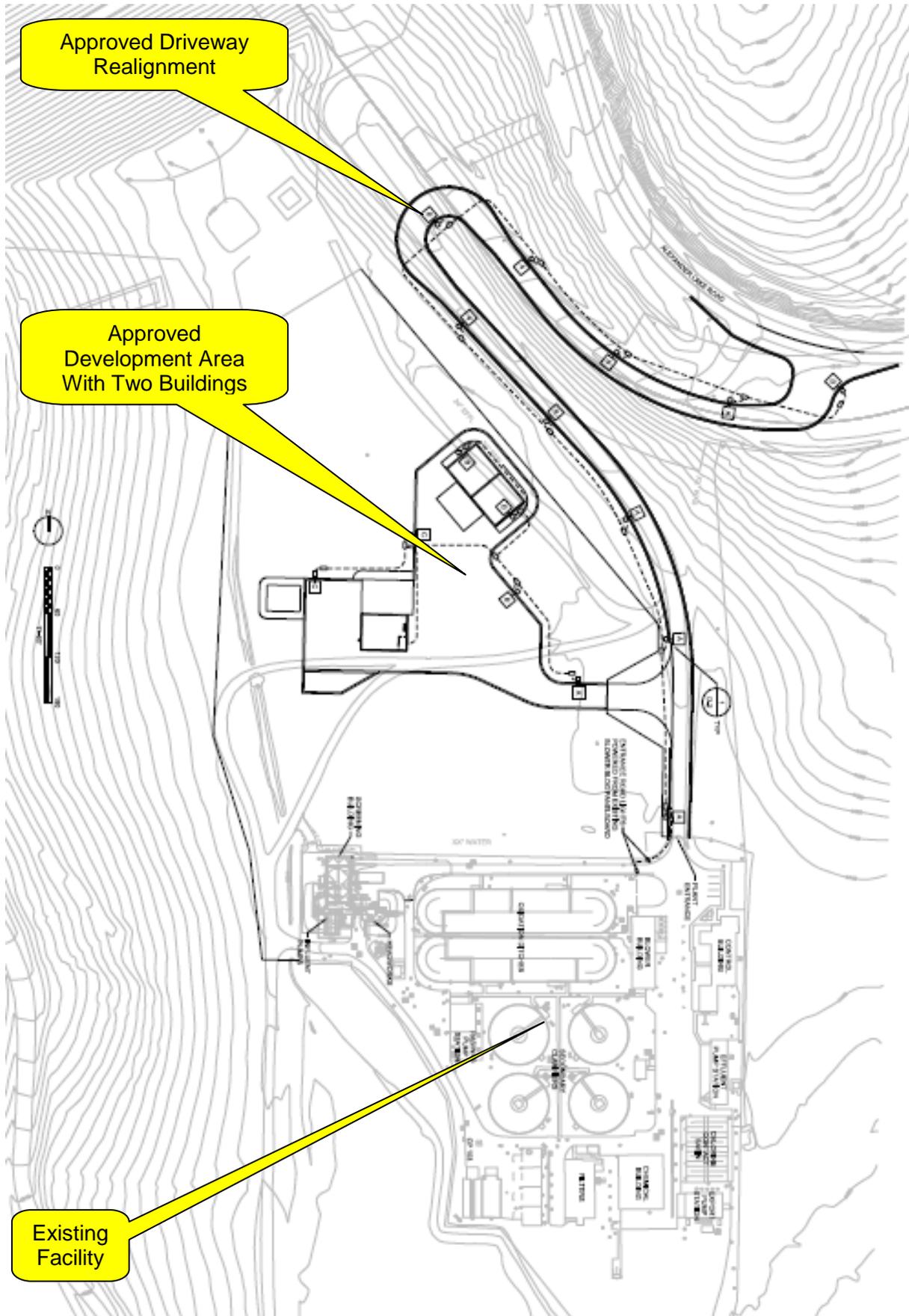
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational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

Approved Special Use Permits can be amended following the same process as is required for the original approval.

The amended Conditions of Approval for Special Use Permit Case Number SB14-004 are attached to this staff report and will be included with the Action Order.



Vicinity Map

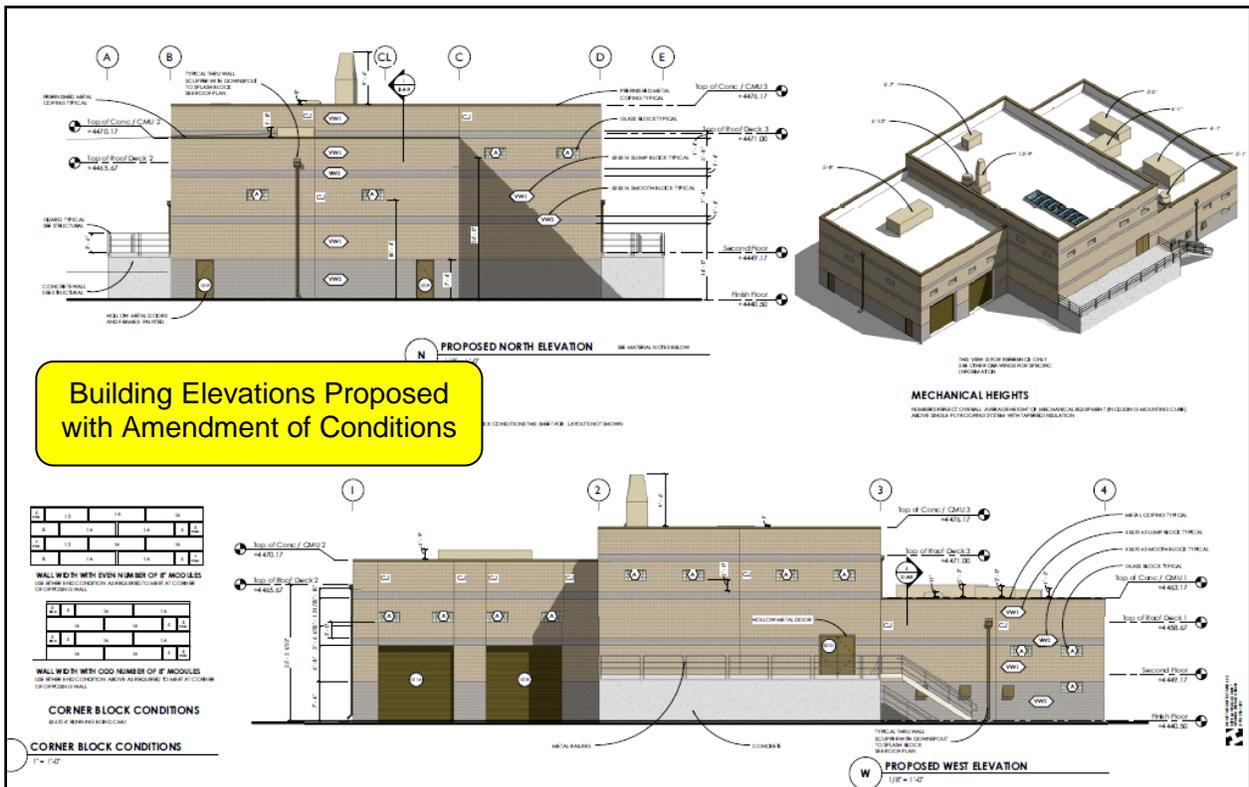
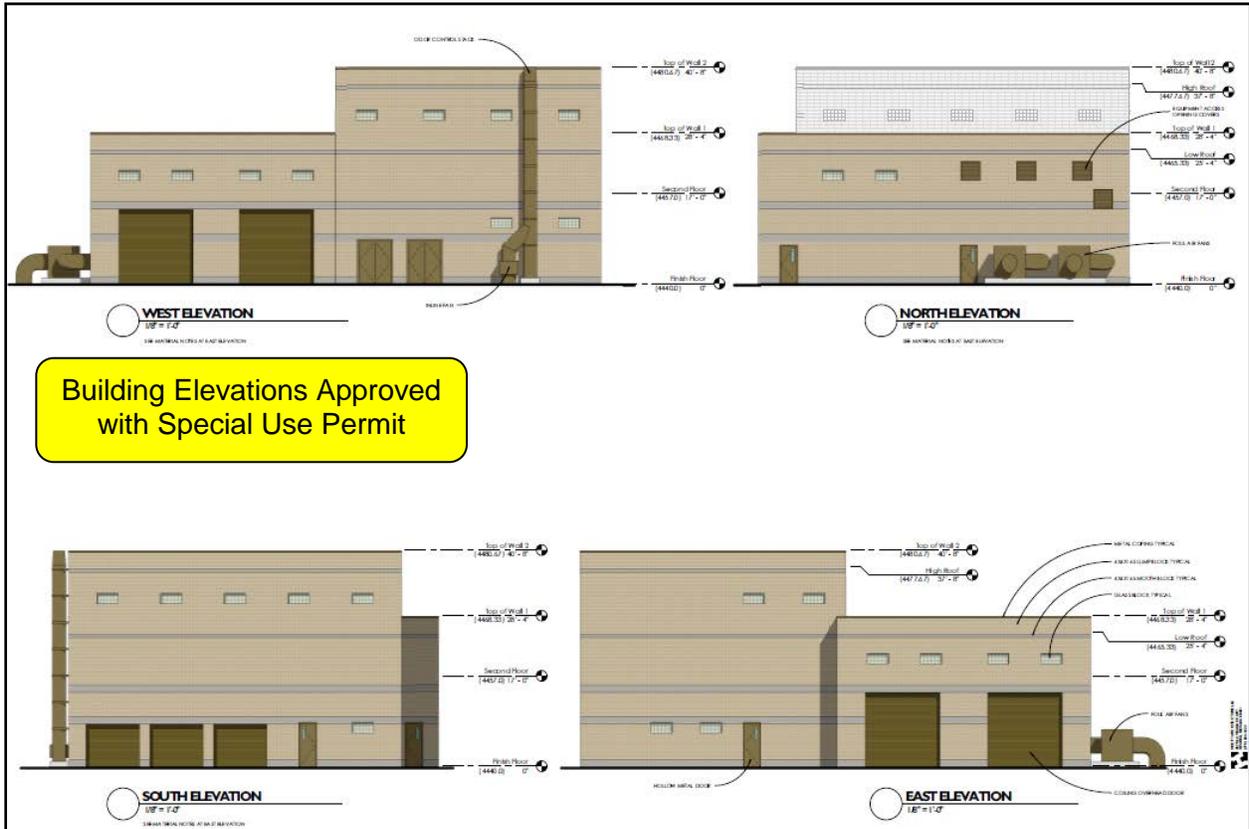


Site Plan Approved with Special Use Permit Case Number SB14-004





Photographic simulation of proposed building and existing facility, looking south from a point approximately above Alexander Lake Road.



## **Project Evaluation**

In April of this year Washoe County Community Services Department, Water Resources received approval of a Special Use Permit to expand the South Truckee Meadows Water Reclamation Facility (STMWRF). That approval included two buildings and a developed area as shown on the approved site plan (page 5). During final design Water Resources found that locating the processes proposed in each of the two buildings, into one building resulted in a cost savings. Water Resources now requests that the site plan be amended as show on the proposed plans (page 6). The location and configuration of the proposed facility is different from the approved plans and therefore an amendment to the Special Use Permit is required to allow the new configuration.

As shown on the previous page of this report, the new configuration of the building results in mechanical equipment being exposed on the rooftops. Article 412, Landscaping, of the Washoe County Development Code would typically require that such equipment be screened. The applicant is requesting that the mechanical equipment not be screened but rather be painted to blend in with the proposed building and surrounding topography. The Board of Adjustment may vary standards of the Development Code as a part of a special use permit under Washoe County Code 110.810.20(e), Review Procedures. Staff supports this request with the addition of a condition to require additional trees adjacent to Alexander Lake Road, to provide additional screening of the facility over the long term and to require that all equipment be painted to blend with the surrounding hillsides. Due to the topography of the surrounding area, the mechanical equipment remaining exposed will tend to visually blend with the surrounding hillsides. Requiring block walls or fences to screen the remainder of the equipment would tend to increase the bulk of the equipment and would tend to increase, rather than decrease the visual impact.

The amended conditions of approval are proposed to read as follows:

Approved: 1a: The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning & Development Division shall determine compliance with this condition.

Proposed: 1a: *The applicant shall demonstrate substantial conformance to the plans approved as part of Special Use Permit Case Number SB14-004 and as amended by Amendment of Conditions Case Number AC14-006. The Planning and Development Division shall determine compliance with this condition.*

New Condition: 1q: *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 specifications for any paint and its color to the Director of Planning and Development for approval prior to approval of any building permit.*

New Condition: 1r: *Additional trees shall be planted along Alexander Lake Road at a ratio of one tree for every 40 feet, to help screen the view of the facility in the long term.*

It is the opinion of staff that, as conditioned, the new development configuration does not create any substantial additional impacts, and recommends approval, being able to make the required findings of fact.

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

The proposed project was presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on September 11, 2014. The attached CAB minutes reflect discussion regarding odor, screening, equipment configuration, and possible impact upon wetlands. There were no adverse comments. The draft notes from that meeting are included with this report as Exhibit E.

**Reviewing Agencies**

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

- Washoe County Community Services Department
  - Land Development
  - Roads
  - Planning and Development
- Washoe County Health District
  - Air Quality

Of the four above listed agencies/departments only Planning and Development provided comments and recommended conditions of approval in response to their evaluation of the request to amend the approved permit. A **summary** of those comments and recommended conditions is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Development addressed additional landscaping, and paint color for the exposed mechanical equipment.  
Contact: Roger Pelham, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**Staff Comment on Required Findings**

Section 110.810.30 of Article 810, Special Use Permits, within the Washoe County Development Code, 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 Southeast Truckee Meadows Area Plan.

Staff Comment: The facility is in existence at this time, it is being expanded into an area that is already substantially disturbed and will be stabilized in accordance with the conditions of approval.

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: The facility is in existence at this time, and is being expanded.

3. Site Suitability. That the site is physically suitable for a water reclamation facility, and for the intensity of such a development.

Staff Comment: The facility is in existence at this time, and is being expanded.

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: Additional mitigation in the form of trees and screening fencing as well as slope stabilization will mitigate any significant detriment to the public health, safety or welfare and will not be injurious to the improvements of adjacent properties. As the facility is in existence at this time, expansion will not be 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 vicinity of the project.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Amendment of Conditions Case Number AC14-006 for Special Use Permit, Case Number SB14-004 is being recommended for approval with conditions. 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 conditions Special Amendment of Conditions Case Number AC14-006 for Special Use Permit, Case Number SB14-004 for Washoe County Community Services Department, Water Resources, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a water reclamation facility, 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; and
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.

**Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Developer/Property Owner: Washoe County Community Services Department,  
Water Resources

Action Order:



# Amended Conditions of Approval

Amendment of Conditions Case Number AC14-006 for Special Use Permit Case No. SB14-004

The project approved under Special Use Permit Case Number SB14-004 and Amendment of Conditions Case Number AC14-006 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on October 2, 2014. 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.

**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 agencies.**

- **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 District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Division**

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

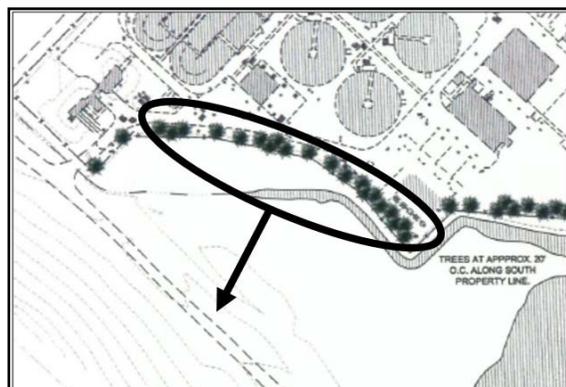
- a. The applicant shall demonstrate substantial conformance to the plans approved as part of special use permit case number SB14-004 and as amended by Amendment of Conditions Case Number AC14-006. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- 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 special use permit.
- d. Prior to approval of any building or grading permit the applicant shall supply a photometric study for all exterior lighting on the subject site. There shall be no light spill-over at any property line belonging to any other property owner.
- e. All exterior lighting fixtures, throughout the existing facility and the proposed improvements, shall be shielded such that light is emitted downward only.
- f. 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.

- g. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning & Development Division for review and approval. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, 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. The trees planted throughout the project must be suited to the soil and water conditions of the site. Approximately 65% of the trees shall be evergreens and 35% shall be deciduous. All trees shall be provided with permanent irrigation which shall be maintained in good operational order for the life of the facility.
- h. 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 the 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 the Planning and Development Division has waived.
- i. 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.
- j. Whenever possible trees shall be planted in staggered rows or clusters to provide a more natural appearance.
- k. The trees shown on the southwestern portion of the existing facility are proposed to be located in an area in which trees cannot be practically planted, due to a steep manufactured slope and adjacent wetlands. Those trees shall be relocated to the area east of the access road located to the west of the wetlands as generally depicted on the following graphic.



- l. The applicant must either obtain an easement for planting and maintenance of the trees on the adjacent parcel to the east **or** locate the trees within the subject parcel. If the trees are located within the parcel they may be planted in clusters to help screen the existing facilities and to avoid planting the trees where underground infrastructure exists.
- m. Trees are required to be planted north of the upper portion of the proposed driveway alignment at a ratio of one tree for every 40 lineal feet of driveway, in addition to those shown at other areas surrounding the driveway.
- n. All exterior material storage shall be in one location. That location shall be identified on building and grading plans. That location shall be surrounded by a fence, not less than six (6) feet in height, that includes screening slats that result in at least 75% visual screening. No stored items shall extend above the required screening fence.
- o. All disturbed areas on the subject site, not stabilized by buildings, asphalt or compacted road-base material, shall be re-vegetated with native plant species. The applicant shall submit a plan for the re-vegetation with an emphasis on quickly establishing complete vegetative coverage. Temporary irrigation shall be supplied to all disturbed areas. Prior to any final inspection the applicant shall arrange for an inspection by Planning and Development to demonstrate that the required sprinklers cover all disturbed areas. Temporary irrigation shall be maintained in good operational order for a period of not less than five years from the date of Final Inspection. At the end of five years the applicant shall arrange for an inspection by Planning and Development to determine if irrigation may be removed. Irrigation may be removed if all disturbed areas have vegetative ground cover equal to the surrounding, undisturbed areas.
- p. The following **Operational Conditions** shall be required for the life of the development:
  - 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/operator of the site 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.
- 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 specifications

for any paint and its color to the Director of Planning and Development for approval prior to approval of any building permit.

- r. Additional trees shall be planted along Alexander Lake Road at a ratio of one tree for every 40 feet, to help screen the view of the facility in the long term.

### **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 – Leo Vesely, 775.325.8032, lvesely@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. The applicant 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 applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
- f. A 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
- g. Any increase in storm water runoff resulting from the development shall be retained on site to the satisfaction of the County Engineer.
- h. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.

- i. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- j. The minimum pavement requirements for on-site paving shall be four inches (4") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.
- k. The applicant shall obtain a street excavation permit for the driveway approach.
- l. All improvements in the County right of way shall be constructed in accordance with County standards.
- m. The abandoned driveway shall be restored to the satisfaction of the County Engineer.

### **Washoe County District Health**

3. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us

- a. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. Water run-off originating on unpaved areas will be collected in cut off ditches and not allowed to enter the driveway. This cut off ditch will require 4-6 inch rock placed in the flow line of this ditch (040.021).
- c. The existing drainage ditch that discharges to Alexander Lake will require 4-6 inch cobble rock in the flow section of this waterway. This will reduce the downstream transport of sediment (040.021).
- d. Prior to the sign off of the building plans the above detail designs are required on the plans.

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

# AC14-006 Exhibit B

## 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.

<b>Project Information</b>		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 <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		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):	

# 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](http://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.

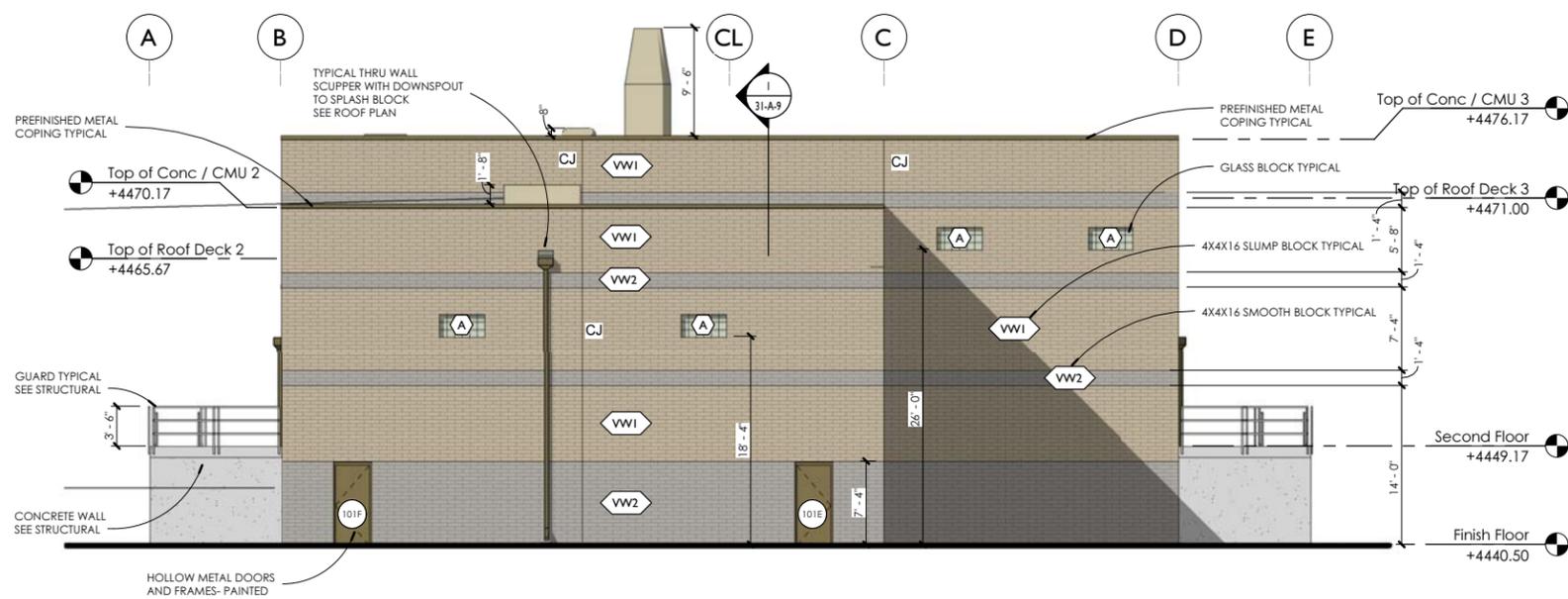
Respectfully,



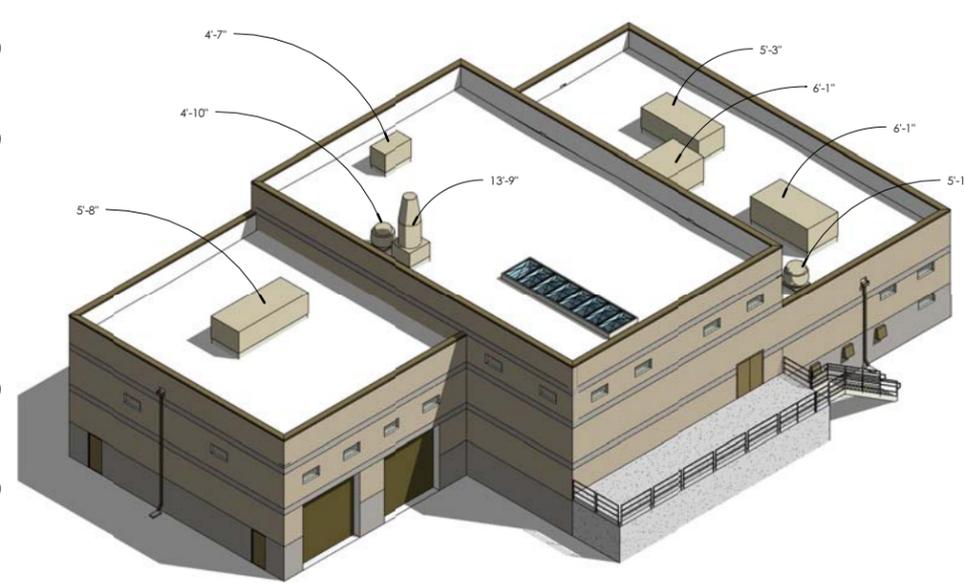
Robert C. Hooft, AIA







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



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

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

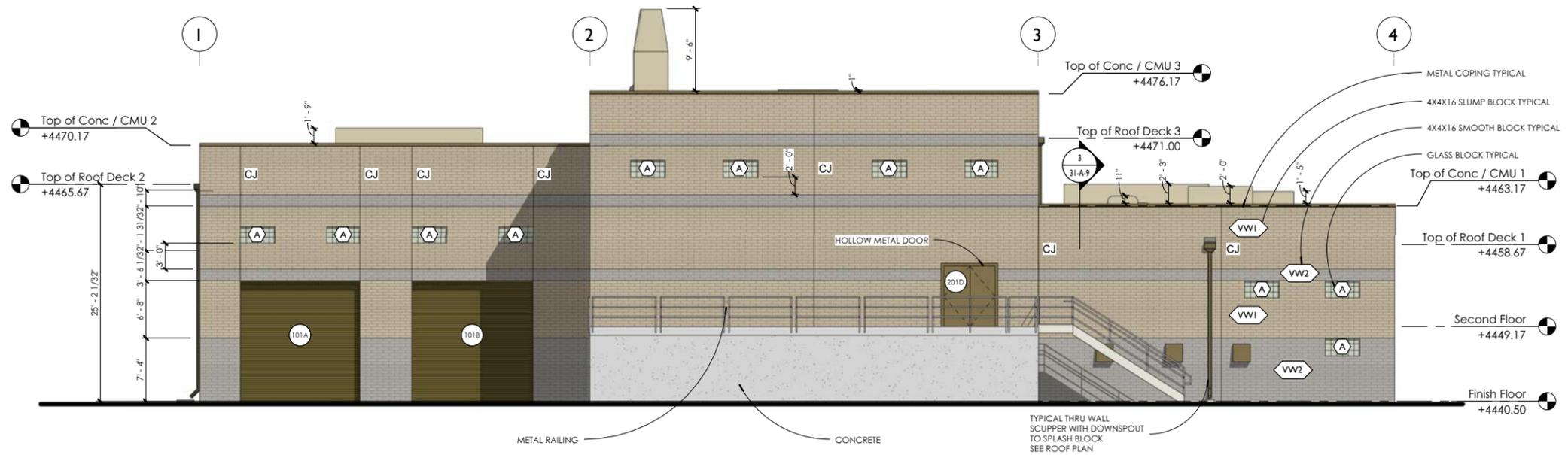
4 END	12	16	16	16
8	16	16	16	4 END
4 END	12	16	16	16
8	16	16	16	4 END

**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
16	16	4	4 END
4 END	4	16	16
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



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

**CORNER BLOCK CONDITIONS**  
 1" = 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:**  
 50 WEST LIBERTY ST, STE 205  
 RENO, NEVADA 89501  
 (775) 329-7300

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

**ARCHITECTURAL**

**CH2MHILL®**

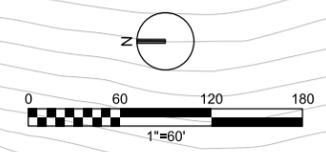
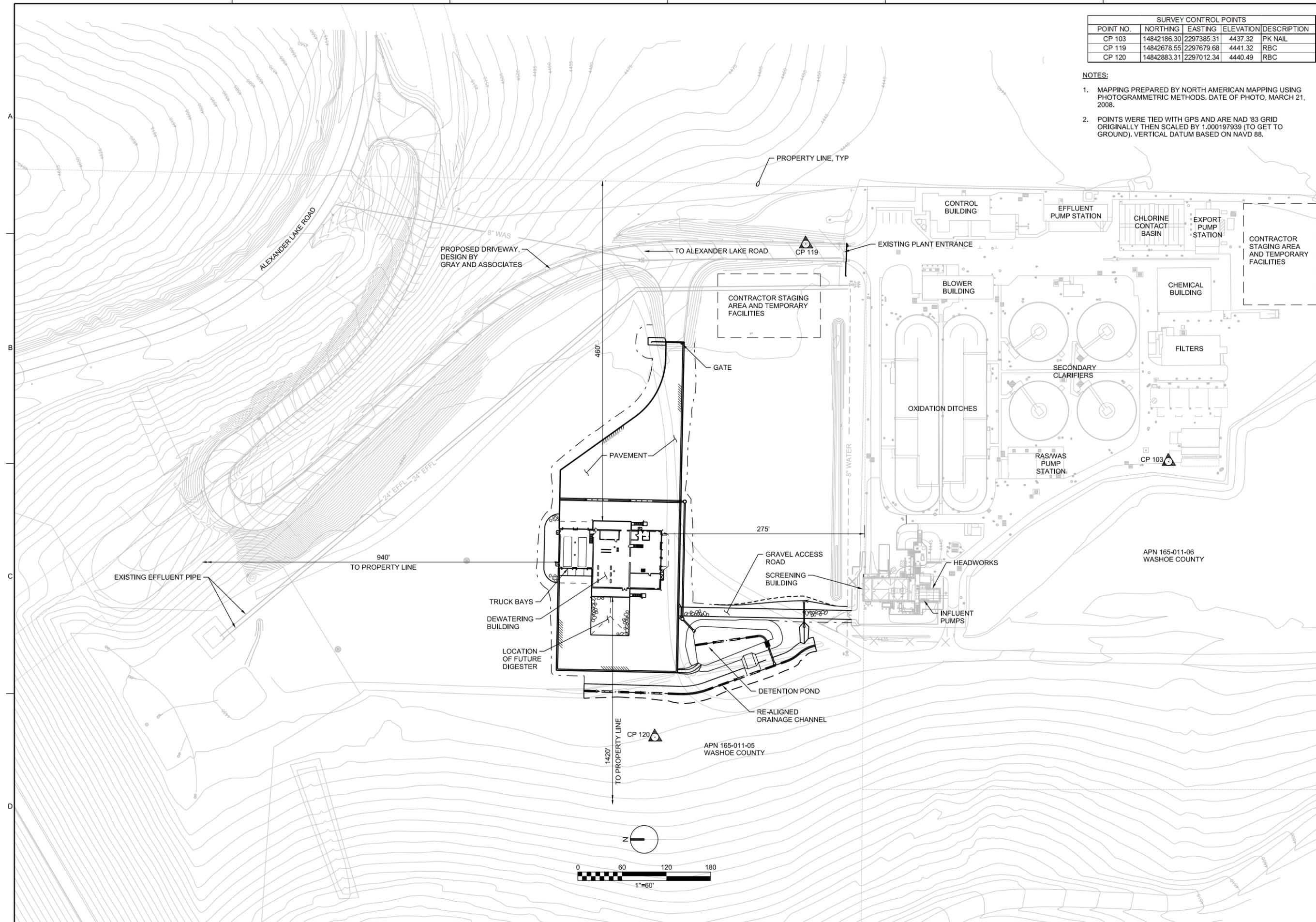
**BIOSOLIDS FACILITY  
 PROPOSED ELEVATIONS**

AS SHOWN  
 VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING.

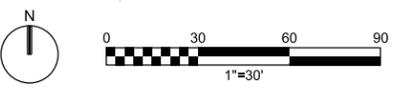
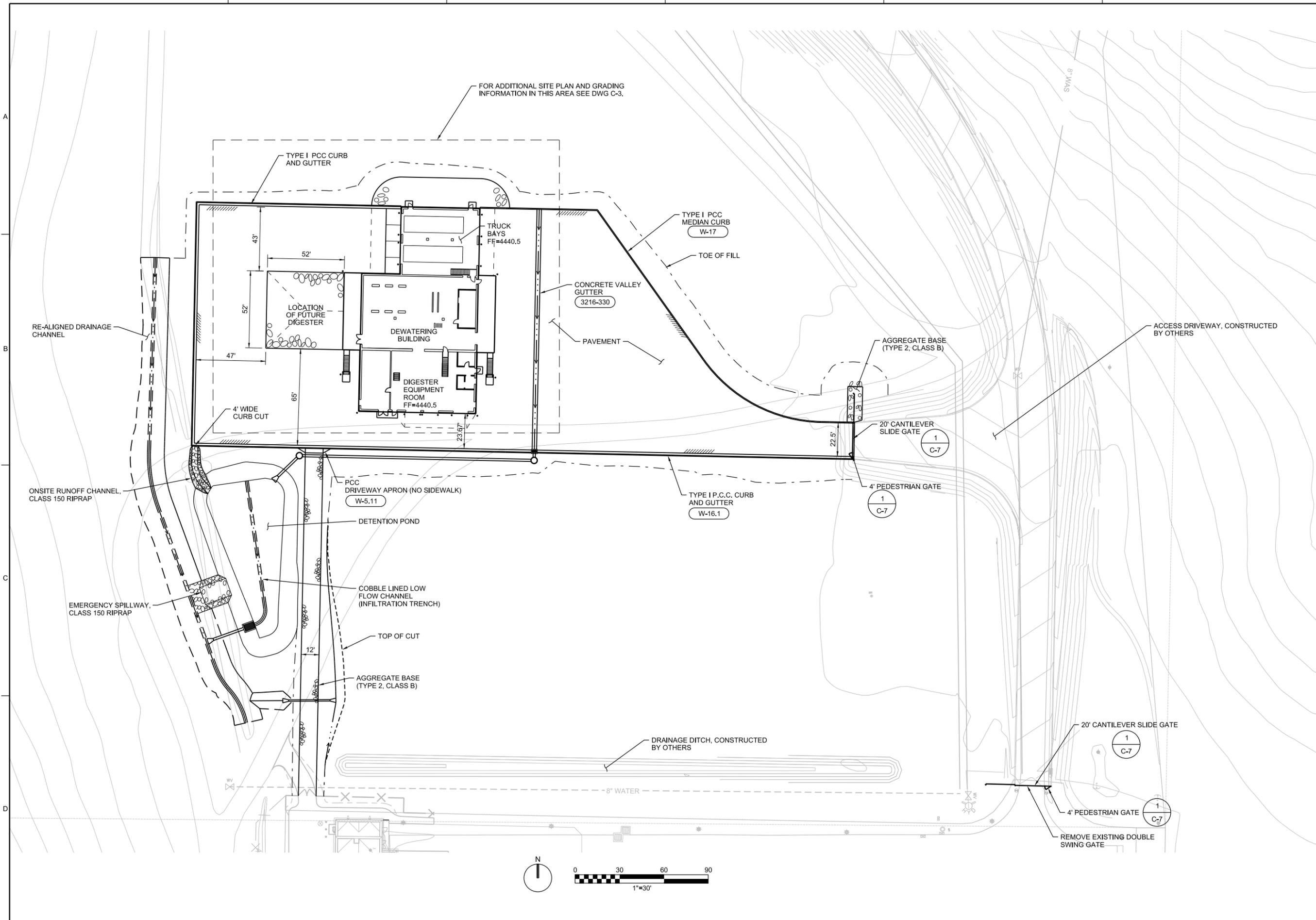
DATE	AUGUST 2014
PROJ	481611
DWG	31-A-2
SHEET	AC14-006 of 108

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

- NOTES:**
- MAPPING PREPARED BY NORTH AMERICAN MAPPING USING PHOTOGRAMMETRIC METHODS. DATE OF PHOTO, MARCH 21, 2008.
  - 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.



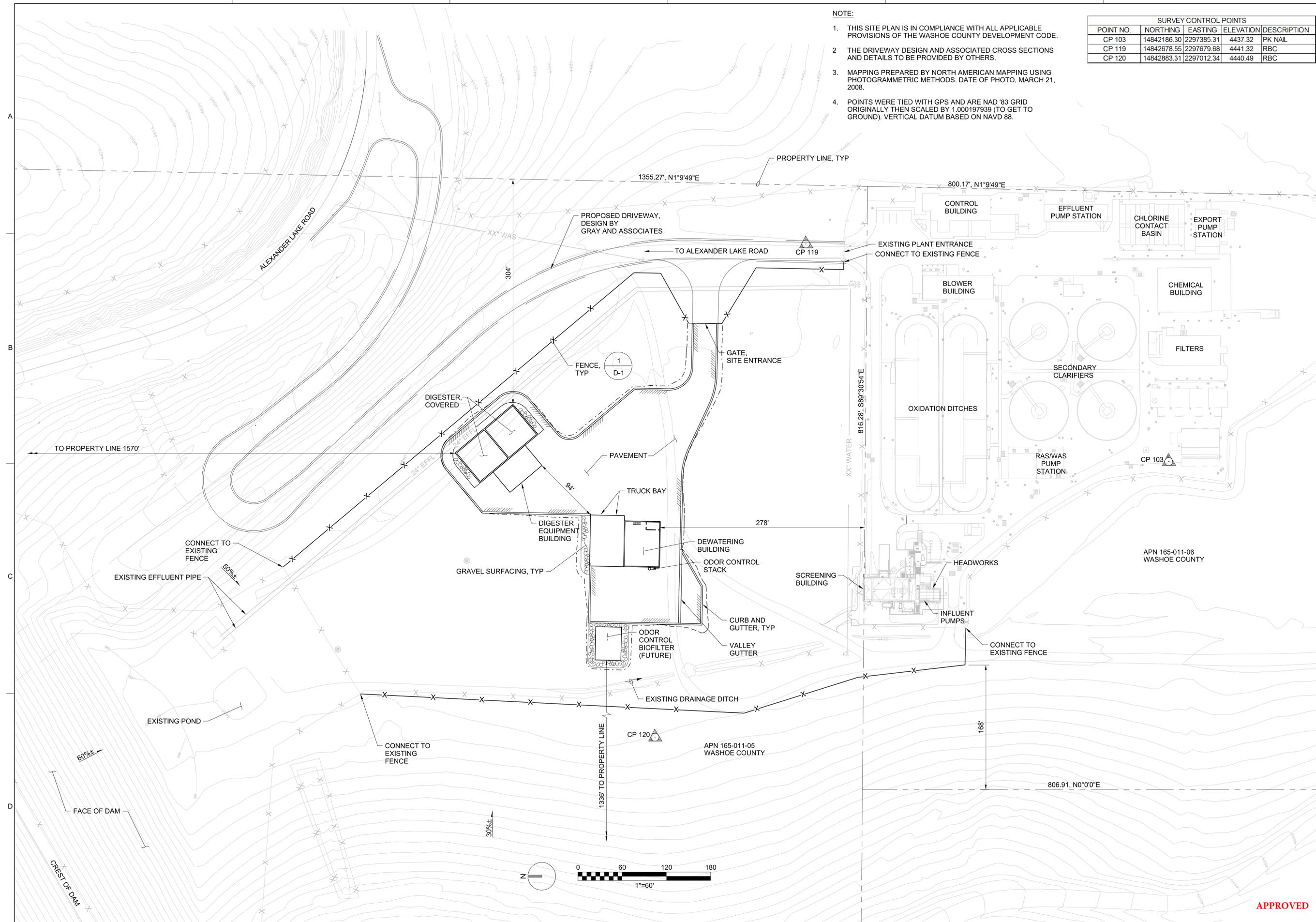
<b>CH2MHILL®</b> CIVIL <b>PROPOSED OVERALL SITE PLAN AND SURVEY CONTROL</b>	AREA OFFICE: 50 WEST LIBERTY ST., STE 205 RENO, NEVADA 89501 (775) 328-7300	DESIGN OFFICE: 2525 AIRPARK DR REDDING, CA 96001 (530) 243-5831	SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRF) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA
	DATE: AUGUST 2014 PROJ: 481611 DWG: C-1 SHEET: <b>AC14-006</b>	NO. DATE DSGN REVISION CHK DR APVD BY APVD	T. HOWARD C. MCCOY



<b>CH2MHILL</b>		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	
<b>CIVIL</b>		<b>PROPOSED SITE PLAN</b>	
AS SHOWN		VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.		DATE: AUGUST 2014	
DATE: AUGUST 2014		PROJ: 481611	
DWG: C-2		SHEET: AC14-006	
90% DESIGN - NOT FOR CONSTRUCTION		T HOWARD DR C MCCOY REVISION CHK BY APVD	

- 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



<b>CH2MHILL®</b> CIVIL <b>OVERALL SITE PLAN</b>	DESIGN OFFICE: 2525 AIRPARK DR. REDDING, CA 96001 (530) 243-5631	AREA OFFICE: 50 WEST LIBERTY ST., STE 205 RENO, NEVADA 89501 (775) 328-7300	SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRP) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA	T HOWARD DR	K SILVA CHK
	DATE: FEBRUARY 2014 PROJ: 481611 DWG: C-1 SHEET: 2 of 9	NO. DATE DSGN	REVISION CHK	APVD BY	APVD BY

APPROVED

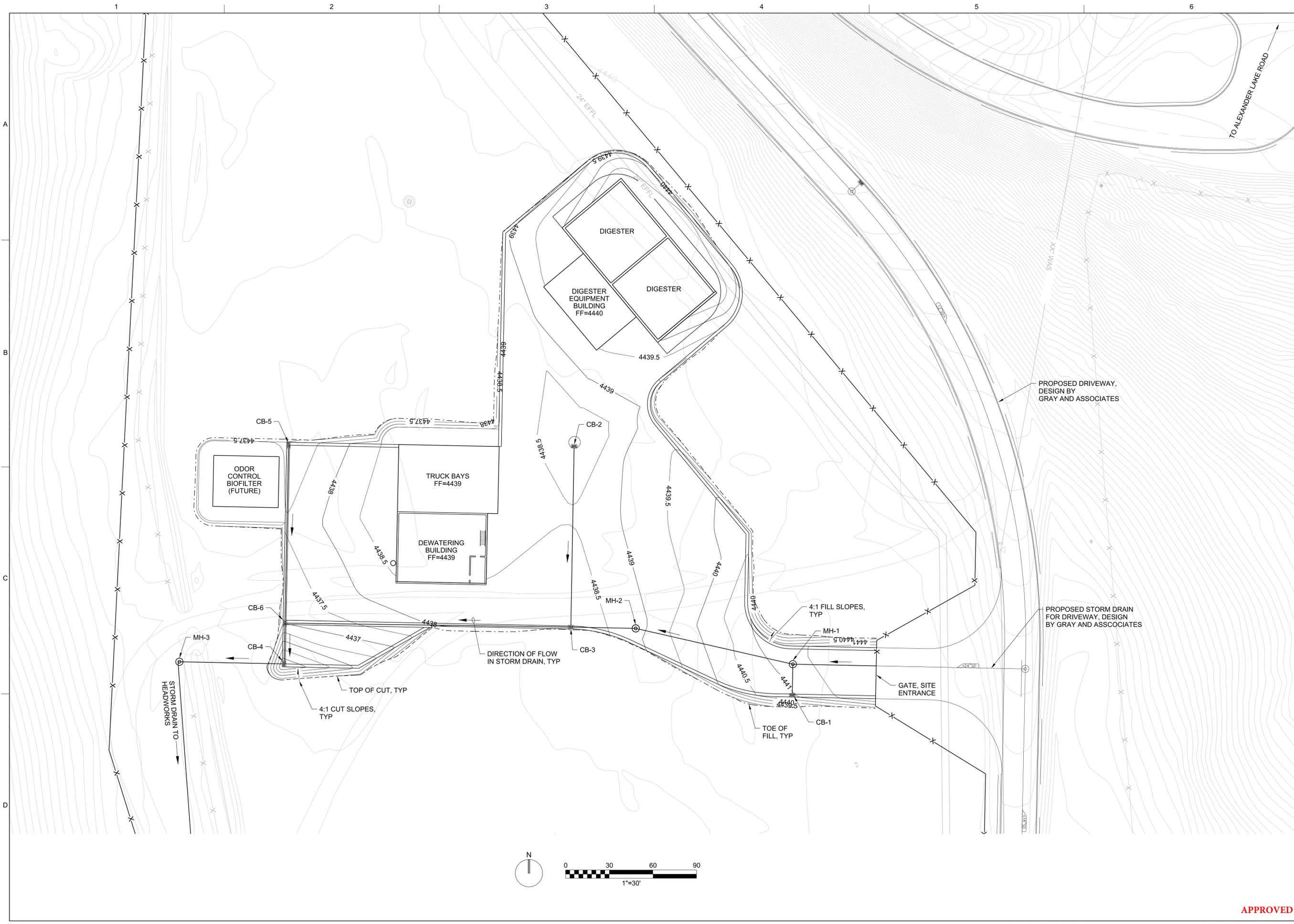
AS SHOWN  
VERIFY SCALE  
BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE: FEBRUARY 2014  
PROJ: 481611  
DWG: C-1  
SHEET: 2 of 9

FILENAME: 005-C-2001\_481611.dgn PLOT DATE: 2014/02/13 PLOT TIME: 1:55:24 PM

30% DESIGN - NOT FOR CONSTRUCTION

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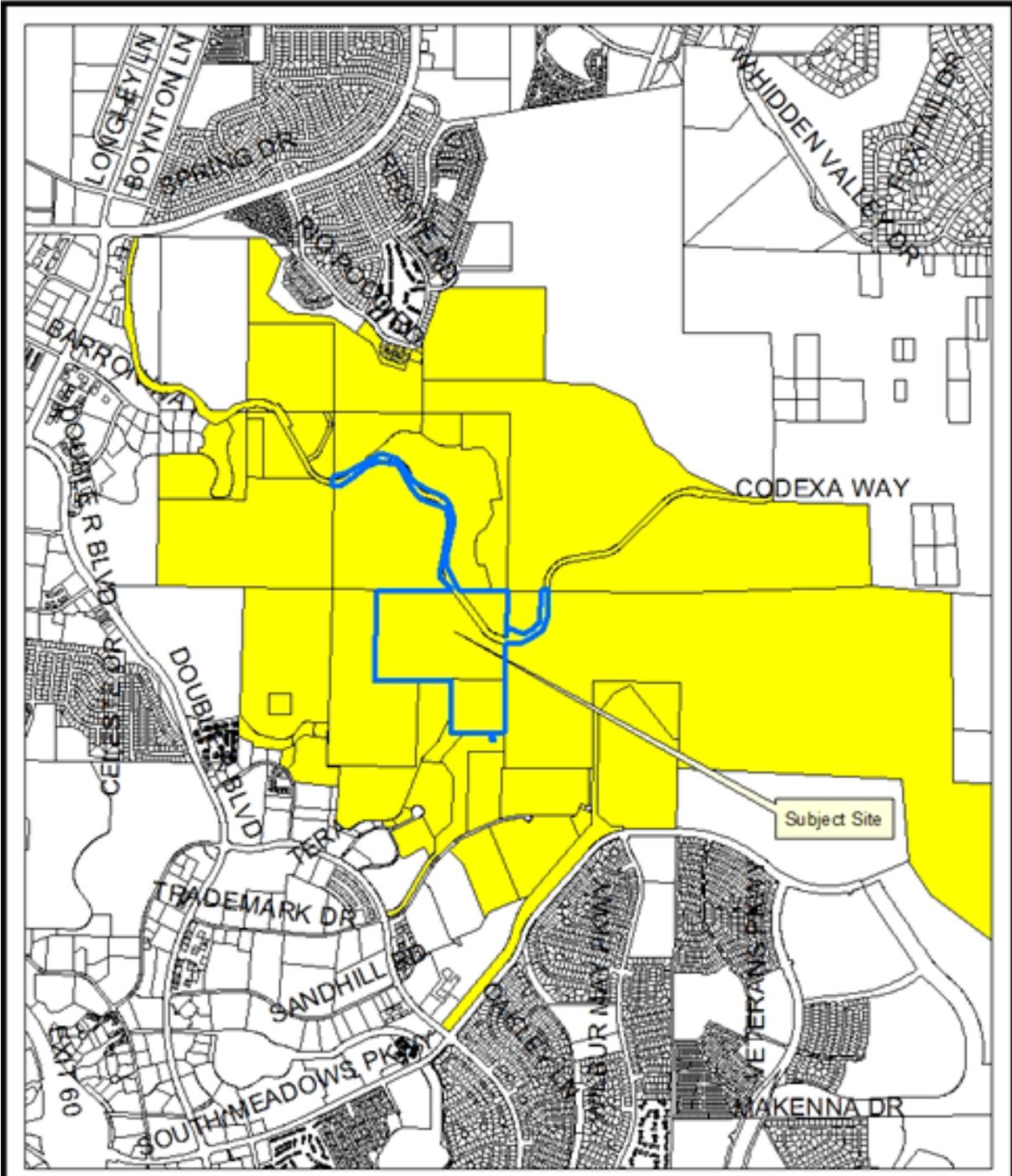


<b>CH2MHILL®</b> CIVIL <b>GRADING PLAN</b>	AREA OFFICE: 50 WEST LIBERTY ST., STE 205 RENO, NEVADA 89501 (775) 326-7500	DESIGN OFFICE: 2525 AIRPARK DR. REDDING, CA 96001 (530) 243-5831	SOUTH TRUCKEE MEADOWS WATER RECLAMATION FACILITY (STMWRF) BIOSOLIDS FACILITIES PROJECT RENO, NEVADA	NO. _____ DATE _____ DSGN _____ DR _____ REVISION _____ CHK _____	BY _____ APVD _____
	AS SHOWN VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"				T HOWARD C MCCOY

APPROVED

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Mailing Label Map  
 Amendment of Conditions Case No AC14-006  
 STMWRF  
 73 Parcels Selected

Source: Planning and Development Division



Date: August 2014

Department of  
 Community  
 Development  
 WASHOE COUNTY  
 NEVADA  
 Parcel Map No 11120  
 Reno, Nevada 89500  
 (775) 228-2800

From: Corbridge, Kimble  
Sent: Tuesday, August 26, 2014 4:24 PM  
To: Fagan, Donna; Vesely, Leo; Lawson, Clara  
Cc: Smith, Dwayne E.  
Subject: RE: August Agency Review

Donna,  
Engineering has reviewed the Amended AC14-006 (South Truckee Meadows Water Reclamation Facility) and has no comments or conditions for Engineering or Roads.  
Thx,  
Kimble



# South Truckee Meadows/Washoe Valley Citizen Advisory Board

## MEMORANDUM

To: Roger Pelham, Staff Representative  
From: Misty Moga, Administrative Recorder  
Re: **Amendment of Conditions Case Number AC14-006  
(South Truckee Meadows Water Reclamation Facility)**  
Date: September 11, 2014

**A. \*Amendment of Conditions Case Number AC14-006 (South Truckee Meadows Water Reclamation Facility)** – To amend Conditions of Approval of Special Use Permit, Case Number SB14-004, for the expansion of the South Truckee Meadows Water Reclamation Facility, a wastewater treatment facility, to include a modified site plan and to reduce required screening of rooftop mechanical equipment for the project. Location: South of Alexander Lake Road, approximately two miles southeast of its intersection with South McCarran Boulevard. APN(s): 165-012-01, 164-022-05, 165-011-05 & 165-011-06. Staff Representative Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us). This case is tentatively scheduled to be heard by the Board of Adjustment October 2, 2014.

Timothy Simpson said he visited the board a few months ago for special use permit for the expansion of South Truckee Meadow Water Reclamation Facility. They received feedback from the Board of County Commissioners. He said during the process of design, they made modification of facility plan, but no part of will be treatment changed. The only change will be the location of digesters. He said northeast of the building, one large structure will be built. This will save costs with building materials and piping which will help meet the budget. Timothy said there were enough modifications proposed. The planning department advised them to get approval again. Timothy went over the print of site plans and renderings. Pat Phillips asked about Alexandra Lake. Timothy said it was separate. Timothy said the full application is available online. Pat Phillips asked about the smell. Timothy said there isn't any change to the smell. It's going to smell the same as before. It will be covered and enclosed. The garage for trailer is enclosed.

Eric asked about the previous plan as separate buildings. Timothy said yes, the buildings were fully enclosed. Eric asked about the cost savings with new plans. Timothy said it's in the million dollar range, but don't have the exact dollar amount. Eric asked about the total price of project. Timothy said he doesn't have the budget dollars and could get that information for the board, but it's approximately \$80-90million dollar project, with a 10% savings. Eric said the smell was issues with the last design; something for us to consider. Brad Stanley asked if movement of location affected construction or impact surrounding areas. Timothy doesn't impact area. Brad Stanley asked about screening and odor and prevailing winds. Timothy said the County will be putting in landscaping. Landscape on the south end of facility will help to screen. Timothy said this is available online and the landscape plans can be put online as well. Timothy talked about the screening, HVAC, Stacks on the building; He explained on one of the stacks, the odor control stack/large chimney, in order to screen, they would have to build higher than the stack. They are requesting to reduce the requirement in the screening; it will cover 75-80% of the equipment. Ty asked about the Army Corp of engineers and how it impact the water ways. Timothy said it won't impact. No permits. Timothy said that is the existing facility will continue to run.

Pat Phillips asked where the water comes from. Timothy explained that the treatment plant is fed by sewer system and treated and sent up to ½ acre reservoir and reclamation system for non-potable. That reservoir needs to be supplemented from a creek south of the treatment facility that will be pumped out of Thomas creek. He said they have water rights in case they need additional water. Domestic wells have been used for the supplementation. Those probably won't be used in the future.

**Statement of summary:** Pat Phillips said they don't see any opposition to the improvements being made. The board agreed with Pat's summary.

cc: Patricia Phillips, Chair  
David Humke, Commissioner  
Al Rogers, Constituent Services  
Sarah Tone, Constituent Services